

36 IPSWICH CRESCENT  
BIRMINGHAM  
B42 1LY

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

This four-bedroom detached home offers ample space for occupants, along with the added convenience of a garage and off-road parking. Located within easy reach of One Stop shopping and Perry Bar train station.

## ACCOMMODATION

Ground Floor:

Entrance hallway

Lounge

Kitchen

Shower room

First Floor:

Landing

Four bedrooms

Family bathroom

Garden and Grounds:

Garage

Side access to rear garden

Block paved drive for parking

Laid to lawn rear garden with patio area

EPC Rating - TBC



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

### Situation

Situated in the heart of Perry Barr, this area boasts a range of amenities and attractions suitable for individuals and families alike. Transport links are excellent, with Perry Barr train station providing easy access to Birmingham city centre and beyond. The area is also served by numerous bus routes, offering convenient travel options for commuters and residents alike.

Families in the area benefit from proximity to several well-regarded schools, including Perry Beeches Primary School and Perry Beeches II The Free School. Additionally, the nearby Birmingham City University offers further education options for those pursuing higher studies or professional development. Tenants are advised to check with the Council for an up-to-date information on school catchment areas.

The nearby One Stop Shopping Centre provides a range of retail options, while Perry Park offers green spaces for recreation and relaxation. Sports enthusiasts can also enjoy facilities at Alexander Stadium, which hosts various events and activities throughout the year.

### Description of Property

Upon entering the property, you step into a welcoming hallway providing access to the ground floor reception room and a convenient family shower room complete with a WC, sink, and walk-in shower cubicle for added ease.

The spacious lounge overlooks the rear of the property and boasts dark flooring complemented by neutral walls. Additionally, it features a storage cupboard and offers access to the garage for extra storage.

Moving through to the kitchen, accessed via the lounge, you'll find floor and wall cabinetry with tiled backsplash, along with integrated oven and gas hob with overhead extractor fan. There's also space for a washing machine, and the rear garden is easily accessible from the kitchen.

Ascending to the first-floor landing, you'll find four generously sized double bedrooms, each offering views of either the front of the house or the rear garden. Bedroom two includes the added convenience of a storage cupboard/wardrobe.

Completing the first-floor layout is the family bathroom, tiled throughout and featuring a white suite comprising a WC, sink, and bathtub with overhead shower.

### Gardens and Grounds

Upon arrival at the property, you're greeted by a block-paved driveway providing ample parking space, with additional parking or storage available in the garage. Convenient side access leads to the rear garden, enhancing ease of movement.

The rear garden offers a delightful patio area, perfect for al fresco dining with family and friends while enjoying the sunshine. The majority of the garden is laid to lawn, providing ample space for various outdoor activities and enjoyment.

### Directions from Aston Knowles

From the agent's office, go straight onto King Edwards Square, slight right onto Upper Clifton Rd, at the roundabout continue straight onto Clifton Rd, continue onto Somerville Rd, turn right onto Monmouth Dr, continue onto Banners Gate Rd, continue onto Rough Rd, at the roundabout take the 3rd exit onto Kings Rd/B4149, at the roundabout take the 1st exit onto Queslett Rd/A4041, at the roundabout take the 1st exit onto Aldridge Rd, turn right onto Malthouse Ln, continue onto Sandy Ln, turn right onto Beeches Rd, turn left onto Walsall Rd/A34, turn left onto Gainsborough Rd, turn left onto Ipswich Cres and the property will be on your left.

### Distances

One Stop - 0.7 miles  
Perry Park - 1.4 miles  
Perry Bar Train Station - 1.4 miles  
Birmingham - 4.1 miles  
Sutton Coldfield - 6.0 miles  
Birmingham International/NEC - 16.7 miles  
M6 - 2.6 miles  
M6 Toll - 16.8 miles

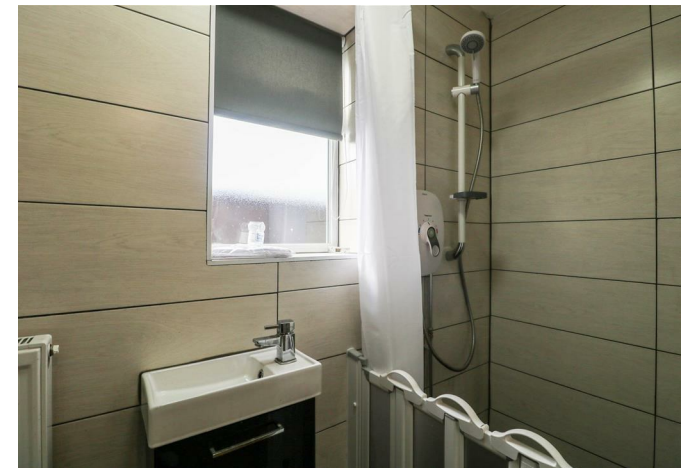
(Distances approximate)

### Terms

Local Authority: Birmingham City Council  
Tax Band: C  
Broadband Average Area Speed: 150 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

These particulars are intended only as a guide and must not be relied upon as statements of fact.





### Services

We understand that mains water, gas and electricity are connected.

### Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: March 2024  
Particulars prepared: March 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**8 High Street, Sutton Coldfield, B72 1XA**

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