



Ipswich Crescent, Birmingham B42 1LY

welcome to

Ipswich Crescent, Birmingham

Spacious 4-bedroom semi-detached home in Great Barr featuring a modern kitchen, through lounge, study, downstairs WC, stylish shower room, side garage, and well-maintained front and rear gardens with patio and lawn. Ideal for families.

Agent Note

Council Tax Band D

Approach

Landscaped front garden with a block paved driveway

Entrance Porch

Double glazed porch with UPVC door

Entrance Hall

Single glazed door to the porch, stairs to the first floor, radiator.

Study

8' 11" x 8' 11" (2.72m x 2.72m)

Double glazed window to the rear of the property, radiator

Guest Wc

Double glazed window, WC, hand wash basin

Lounge

23' 2" into recess x 11' into recess (7.06m into recess x 3.35m into recess)

Double glazed windows to the front and rear of the property, gas fire, radiator

Kitchen

15' 10" into recess x 8' (4.83m into recess x 2.44m)

Double glazed window to the rear of the property, a range of wall and base units with a roll top worksurface, integrated dishwasher with space for a cooker washing machine and dryer.

Landing

Loft access via ladders, cupboard housing the boiler

Bedroom One





12' 7" into recess x 9' 11" into recess (3.84m into recess
x 3.02m into recess)
Double glazed window to the front of the property,
radiator

Bedroom Two

10' 7" x 10' 2" into recess (3.23m x 3.10m into recess)
double glazed window to the rear of the property,
radiator

Bedroom Three

15' 2" x 8' 1" (4.62m x 2.46m)
Double glazed window to the front and side of the
property, two radiators

Bedroom Four

8' 6" x 7' 1" into stair box (2.59m x 2.16m into stair box)

Bathroom

Shower cubicle, WC, hand wash basin, heated towel
rail, double glazed window to the rear of the
property

Side Garden

Court yard side garden blocked paved

Rear Garden

Lawn with shrubs and a landscaped boarder

Garage

16' into recess x 8' 6" (4.88m into recess x 2.59m)
Up and over garage door, ceiling light, door to the
garden



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welcome to

Ipswich Crescent, Birmingham

- 4-BEDROOM SEMI-DETACHED HOME
- MODERN FITTED KITCHEN
- STUDY AND DOWNSTAIRS WC
- REAR GARDEN WITH PATIO AND LAWN
- SIDE GARAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£350,000



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0121 358 2281



greatbarr@shipways.co.uk



905 Walsall Road, Great Barr, BIRMINGHAM,
West Midlands, B42 1TN



shipways.co.uk