

**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 (  $2.59m \times 2.16m$  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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# **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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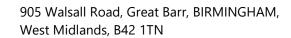
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0121 358 2281



greatbarr@shipways.co.uk





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