



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



view this property online shipways.co.uk/Property/GRB109151



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

offers in excess of
£350,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online shipways.co.uk/Property/GRB109151



Property Ref:
GRB109151 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 358 2281



greatbarr@shipways.co.uk



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



shipways.co.uk