



Ipswich Crescent, Great Barr
Birmingham, B42 1LY

Offers in the Region Of £300,000

Great Barr

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Paul Carr Estate Agents Showcases a Beautifully Presented Three Bedroom Home in a Quiet Crescent - Ideal for Families & Commuters. Nestled on a peaceful crescent in a highly sought after location, this well-maintained three-bedroom property offers a perfect balance of comfort, convenience, and space.

With excellent access to local amenities, reputable schools, and nearby motorway links, it's an ideal home for growing families and commuters alike.

Upon arrival, you're greeted by a spacious block-paved driveway offering off-road parking. Entry to the property is via a side passage which has been thoughtfully converted to include a practical utility area and a downstairs guest WC - a valuable addition for busier households. The kitchen is of generous proportions and features warm, wood-effect wall and base units that provide ample storage. Complemented by sleek black worktops, classic white tile splashbacks, and room for freestanding appliances, it's a functional and stylish cooking space. The spacious lounge flows seamlessly into an additional dining area, complete with an electric fire that adds a cosy touch. What was once the original porch has been cleverly used as office space, offering flexibility for modern lifestyles.

Upstairs, the landing is bathed in natural light and provides access to three well-sized double bedrooms - each offering ample living and storage space. The standout family bathroom boasts a luxurious finish with a low-level WC, a bathtub featuring relaxing jacuzzi settings, and a separate, built-in shower enclosure.

Externally, the property benefits from a well-balanced rear garden with a raised decking area perfect for outdoor dining and entertaining, along with a lawned area that can be enjoyed throughout the seasons.

This property truly ticks all the boxes for space, practicality, and location - early viewing is highly recommended to appreciate all it has to offer.





Property Specification

THREE DOUBLE BEDROOMS
QUIET LOCATION
MODERN FAMILY BATHROOM
GUEST W.C.
UTILTIY SPACE



Lounge/Diner
27' 10" x 10' 10" (8.48m x 3.30m)

Kitchen
10' 6" x 8' 8" (3.20m x 2.65m)

Bedroom 1
13' 2" x 10' 10" (4.02m x 3.30m)

Bedroom 2
11' 0" x 7' 8" (3.36m x 2.33m)

Bedroom 3
12' 2" x 8' 0" (3.71m x 2.43m)

Bathroom
8' 0" x 7' 11" (2.45m x 2.42m)

W.C
4' 10" x 1' 5" (1.48m x 0.43m)



Agent's Note:

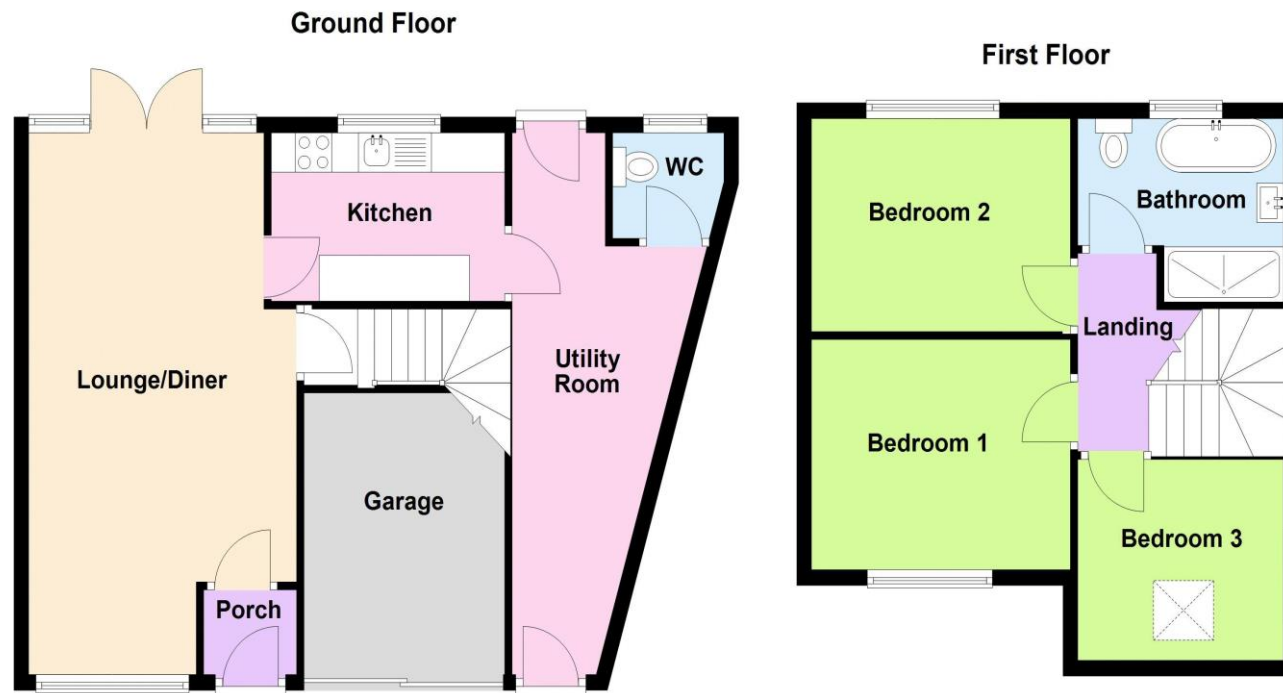
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:


Services connected: mains electricity, gas, water and drainage
Council tax band: C
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

| Energy Efficiency Rating | | |
|--|-----------|--|
| | Current | Potential |
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | <p>71</p> | <p>86</p> |
| <p>England & Wales</p> | | <p>EU Directive 2002/91/EC</p>  |

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Map Location

