

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- SPACIOUS LOFT AREA
- EXTENDED THROUGH LOUNGE / DINER
- SPACIOUS CONSERVATORY
- EXTENDED MODERN FITTED KITCHEN
- SEPARATE UTILITY / DOWNSTAIRS GUEST W.C.
- SPACIOUS FAMILY BATHROOM
- OFF ROAD PARKING & SINGLE GARAGE
- QUITE CUL-DE-SAC LOCATION



IPSWICH CRESCENT, GREAT BARR, B42 1LY - OFFERS AROUND £300,000

Located on this lovely residential road off Walsall Road, close to all of Great Barr's many facilities this superb property has so much to offer and benefits from both double glazing and gas central heating (both where specified). The interiors include reception door leading to a side hallway, there is also a front porch, guests cloakroom/utility, lovely extended family lounge/dining room leading to a spacious conservatory, superb extended modern re-fitted breakfast kitchen. Inner hallway leading to staircase up to the first floor, three excellent double bedrooms and family bathroom. There is also a staircase up to a loft space which is decorated, with double glazed window and heating. Outside is a fore garden with driveway leading to garage front and to the rear is a garden that has a large feature side patio and lawn. This property needs to be viewed internally to appreciate the size, quality and location. **HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!**

Accessed from the fore via lawned garden and driveway offering off road parking, leading to double glazed entrance door, into;

PORCH: 10'3 x 4'5 max, 2'8 min: Having double glazed double sliding doors and internal door into;

THROUGH LOUNGE/DINER: 22'7 max x 11'0 max, 8'6 min: A great size through living / dining area with fire surround and fire and radiator leading through to;

DINING AREA: 5'4 x 9'1: A good size dining area with radiator and double glazed sliding doors into;

CONSERVATORY: 8'2 x 9'10: An additional living space for ones own use with double glazed windows, tiling to floor and double glazed door to rear.

FITTED KITCHEN: 14'1 x 10'6: A extended modern re-fitted kitchen with a range of modern drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback and double glazed door to rear along with door leading into;

UTILITY/GUEST W.C: 4'5 x 6'8: Fitted with a close couple W.C, space and plumbing for washing machine, space for fridge freezer, radiator and double glazed window to front.

INNER HALLWAY: 3'5 x 2'4: Having stairs to first floor.

LANDING: 7'9 max, 2'6 min x 9'5: Double glazed window to side, stairs up to loft area and doors into;

BEDROOM ONE: 12'6 max x 9'3 min (to wardrobe fronts) 11'1 max (into wardrobe): A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 9'1 x 11'0 max, 9'3 min (to wardrobe front): A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 12'2 max, 10'5 min x 8'0: A final bedroom with double glazed window to front and radiator.

BATHROOM: 8'0 x 8'1 max, 5'5 min: A spacious family bathroom fitted suite with corner bath, walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

LOFT AREA: A fantastic space with double glazed window to side and hatch leading into further store room.

REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

GARAGE: (Please check the suitability of this garage for your own vehicle)

TENURE: We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: D.

VIEWING: Recommended via Acres on 0121 358 6222.



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COUNCIL TAX BAND : D **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



22 Ipswich Crescent, Great Barr, B42 1LY



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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 importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.