



Ipswich Crescent, Great Barr  
Birmingham, B42 1LY

Offers Over £315,000

# Great Barr

Offers Over £315,000



*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.  
UTILITIY 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:

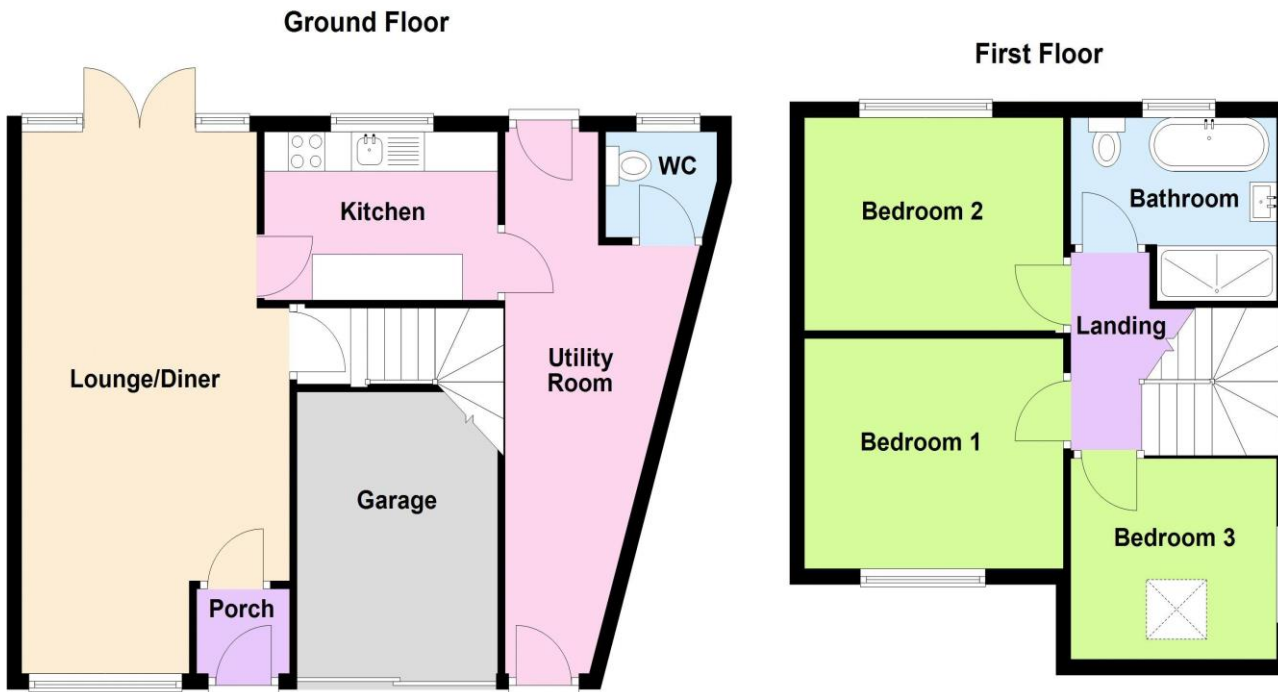
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Came on the market:

### 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
www.epc4u.com		

## Map Location

