



Ipswich Crescent, Great Barr  
Birmingham, B42 1LY

Offers in Excess of £225,000

# Great Barr

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Are you looking for an immaculately presented key ready property with no upward chain?

Ipswich Crescent is a three bedroom mid-terrace property located within a prime location in Great Barr, within walking distance of transport links into the City Centre and local to good schools and amenities.

Approached via pathway and front garden, you are welcomed into a hallway.

Downstairs comprises of a generous size through lounge/dining room and newly refitted kitchen. The kitchen is a modern gloss finish with a good range of wall and base units.

The first floor comprises of three good sized bedrooms and a family bathroom, benefiting from a separate bathtub and shower cubicle.

Externally, there is a low maintenance rear garden. The property also benefits from a detached garage, offering perfect storage space.





### 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:

### Property Specification

NO UPWARD CHAIN  
GARAGE  
IMMACULATED PRESENTED  
NEW MODERN KITCHEN  
LOW MAINTENANCE GARDEN

Through Lounge/Dining Room  
26' 3" x 13' 5" (8.0m x 4.1m & 2.6m)

Kitchen  
10' 10" x 7' 7" (3.3m x 2.3m)

Bedroom One  
14' 5" x 9' 2" (4.4m x 2.8m)

Bedroom Two  
10' 10" x 10' 6" (3.3m x 3.2m)

Bedroom Three  
9' 10" x 7' 3" (3.0m x 2.2m)

Bathroom  
5' 11" x 7' 7" (1.8m x 2.3m)

### Viewer's Note:

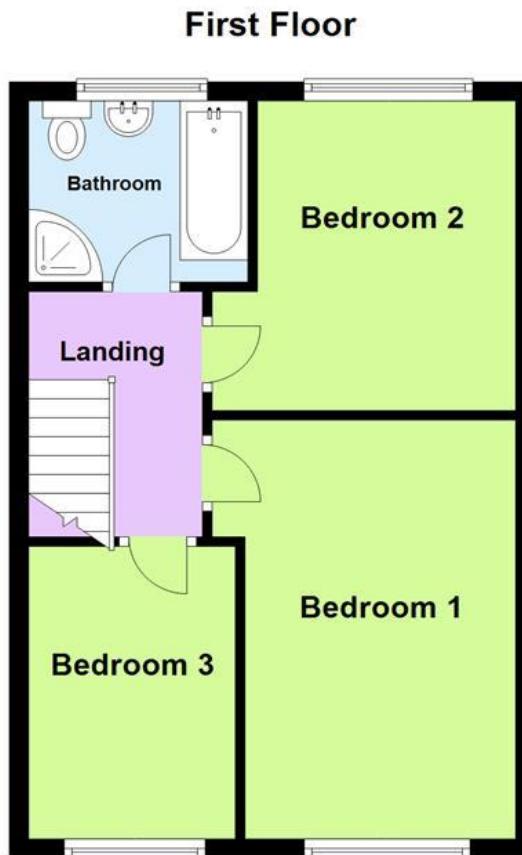
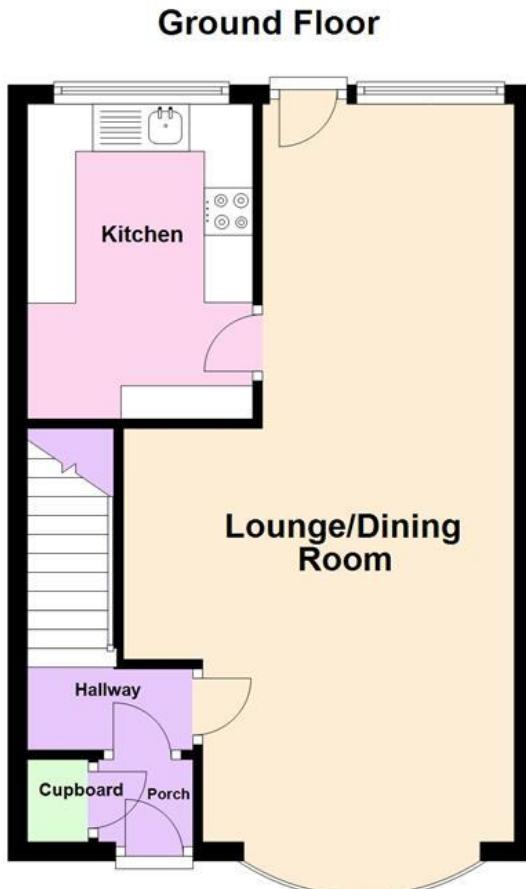
Services connected: mains electricity, gas, water and drainage

Council tax band: C

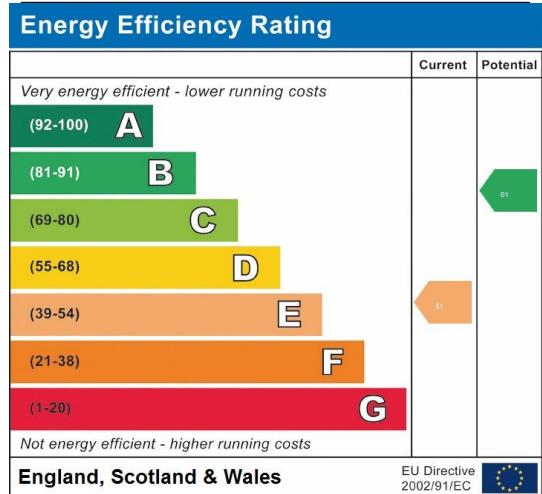
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

