



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.





Property Specification

NO UPWARD CHAIN
GARAGE
IMMACULATELY 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)

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:

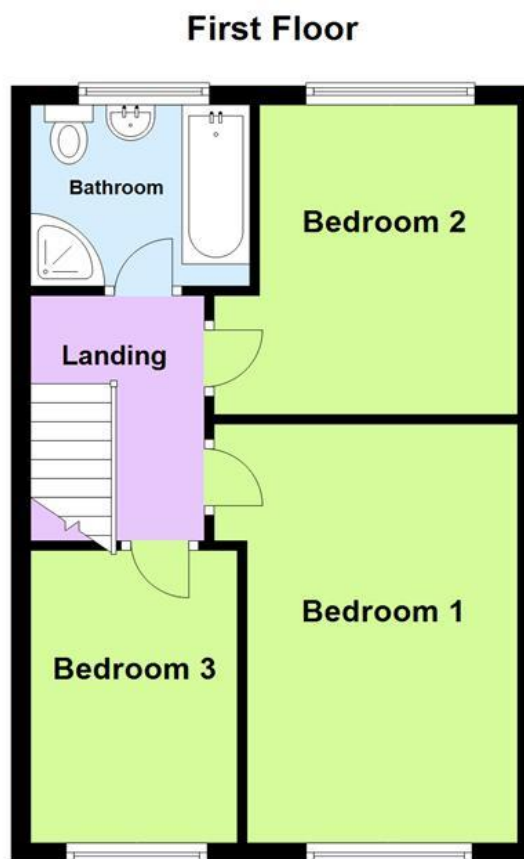
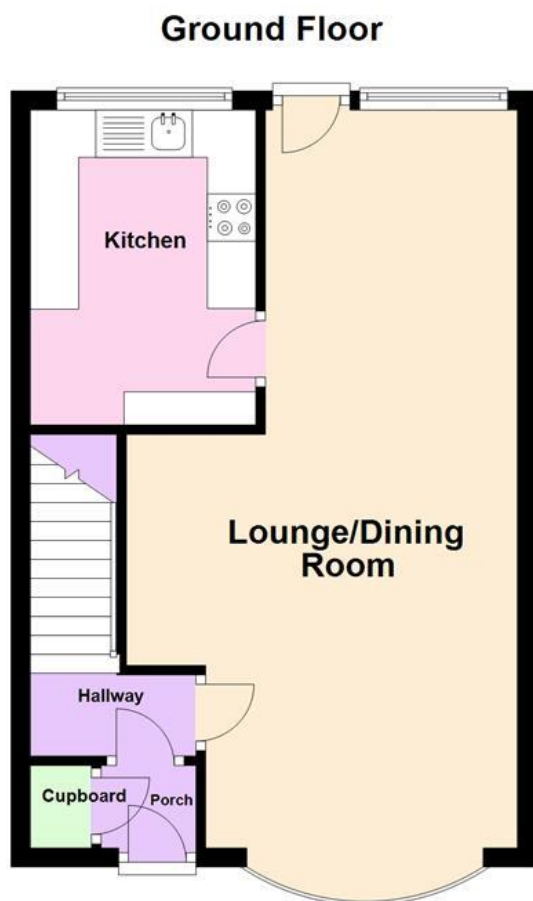
Services connected: mains electricity, gas, water and drainage

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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Map Location

