

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * END OF TERRACED FAMILY HOME
- * THREE BEDROOMS/POTENTIAL DOWN-STAIRS FOURTH
- * LARGE THROUGH LOUNGE/DINER
- * ADDITIONAL SITTING ROOM/FOURTH BEDROOM
- * MODERN FITTED KITCHEN
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * POTENTIAL TO EXTEND TO SIDE (STPP)
- * HIGH SPEC THROUGHOUT
- * PRIME LOCATION



Ipswich Crescent, Great Barr B42 1LY - Offers in excess of £285,000

This superb family home offers excellent accommodation and is located in this popular residential area! Being close to local schooling for all age groups, the property briefly comprises; spacious porch leading into reception hall leading into; large through lounge / diner with additional sitting / play room and beautiful modern fitted kitchen. To the first floor are two spacious double bedrooms along with a single bedroom and modern fitted bathroom. To the rear is a good-sized rear garden with patio to fore leading to lawn as well as off road parking to front along with side sitting / playroom with potential for extension over creating fourth bedroom (STPP). Benefiting from gas central heating and double glazing (both where specified). Viewing is highly recommended to appreciate the accommodation on offer along with the quality on offer! Hurry before you're too late!

Accessed via driveway allowing off road parking for multiple cars along with sliding door into;

PORCH: 5'11 x 3'9: Double glazed windows and door with door into;

HALLWAY: 7'2 / 4'5max x 2'10min: Stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER:27'3max x 13'9min / 13'5max x 8'7min: A great size through living / dining area with electric flame effect log burner fire, radiator, double glazed bay window to front leading to dining area with further radiator, double glazed doors out to rear and further door into kitchen.

ADDITIONAL SITTING ROOM: 16'6 x 7'9: A great additional room for ones own use with radiator and double glazed window to front.

KITCHEN: 10'10 x 7'7: Modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for fridge, washing machine and dish washer.

LANDING: 6'8 x 2'10: Double glazed window to side and doors into;

BEDROOM ONE: 13'11 / 10'5max x 7'11(wardrobe): A great size double bedroom, double glazed window to front and radiator.

BEDROOM TWO: 10'10 / 10'4max x 8'8min: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 9'11 x 7'2: A final spacious bedroom, double glazed window to front and radiator.

BATHROOM: 7'6 x 5'11: Modern fitted suite with 'P' shaped bath and shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, ladder style towel rail/radiator and double glazed bay opaque window to rear.

REAR GARDEN: A good size garden with paved patio area with steps leading to lawn with fencing to borders.

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: C.

VIEWING: Recommended via Acres on 0121 358 6222.

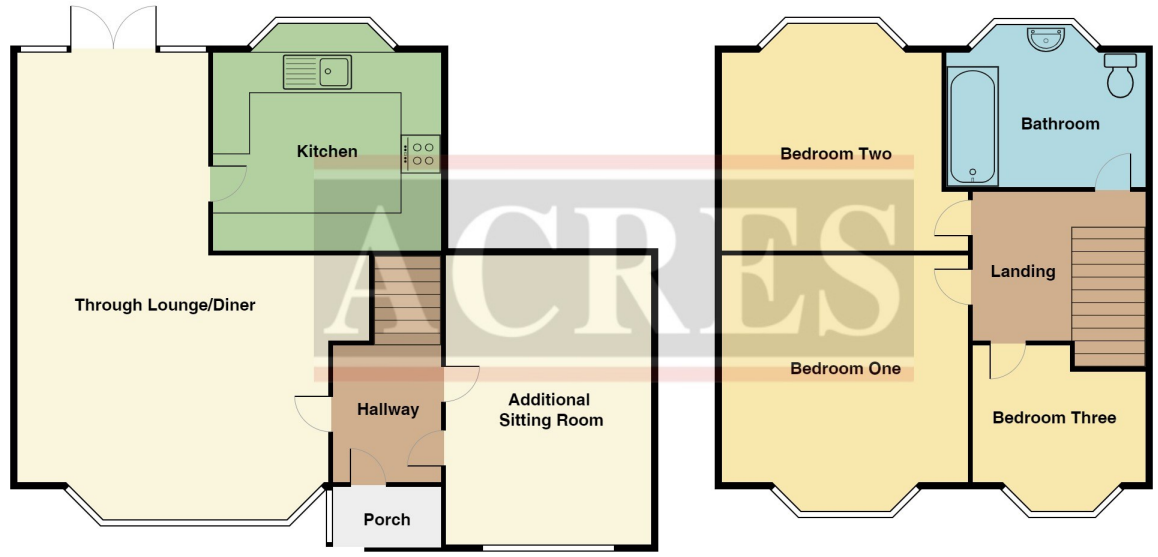


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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