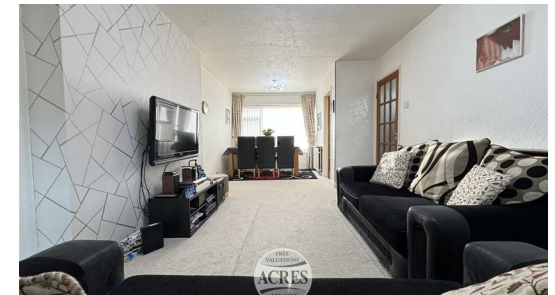


ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- SEMI DETACHED FAMILY HOME
- THREE SPACIOUS DOUBLE BEDROOMS ALL WITH FITTED WARDROBES
- LARGE THROUGH LOUNGE / DINER
- MODERN FITTED KITCHEN
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- LOW MAINTINANCE REAR GARDEN
- OFF ROAD PARKING TO FRONT & INTERNAL GARAGE
- QUITE CUL-DE-SAC LOCATION



IPSWICH CRESCENT, GREAT BARR, B42 1LY - OFFERS AROUND £285,000

A beautifully presented three-bedroom semi-detached family home set in the heart of Great Barr, ideally positioned within a quiet cul-de-sac just off Walsall Road. Perfectly situated for fantastic local schooling, convenient access to nearby shops, and excellent public transport links, this property offers both comfort and practicality for modern family living. To the front, the property benefits from a spacious driveway providing ample off-road parking and access to the garage. Internally, a large porch opens into a welcoming through lounge and dining area, ideal for both relaxation and entertaining. The home also features a modern fitted kitchen, separate utility room, and a convenient guest downstairs WC. Upstairs, there are three generous double bedrooms complemented by a stylish modern family bathroom. To the rear, the property boasts a low-maintenance garden with patio and paving throughout, creating a perfect outdoor space for family enjoyment and entertaining. An ideal family home in a sought-after location—early viewing is highly recommended. **IDEAL FIRST TIME BUY - HURRY BEFORE YOU'RE TOO LATE!**

Accessed from the fore via brick block driveway offering ample off road parking, leading to;

PORCH: 10'2 x 4'1 max, 2'7 min: Spacious entrance with double glazed windows and double glazed entrance door and internal door leading into;

THROUGH LOUNGE/DINER: 10'9 max, 10'1 min x 23'9: A great size living area with radiator and double glazed window to rear.

FITTED KITCHEN: 7'9 x 10'4: Fitted kitchen with a range of 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 washing machine, space for fridge freezer and door into;

UTILITY AREA: 6'2 max, 2'9 min x 4'5: Fitted with wash hand basin set into vanity unit and space for tumble dryer.

GUEST W.C: 2'1 x 5'2: Fitted with close couple W.C, radiator and tiling to walls.

INNER HALLWAY: 5'7 x 2'4: Stairs to first floor.

LANDING: 2'6 x 9'3: Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'9 max, 9'8 (wardrobe) x 10'6: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 10'9 max, 9'4 (wardrobe) x 10'6: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 7'8 x 12'7: A final bedroom with double glazed window to front and radiator.

BATHROOM: 5'5 x 7'8: Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, chrome ladder style radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area with steps up to a further paved area and fencing to borders.

GARAGE: 8'1 x 12'7: (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: C.

VIEWING: Recommended via Acres on 0121 358 6222.

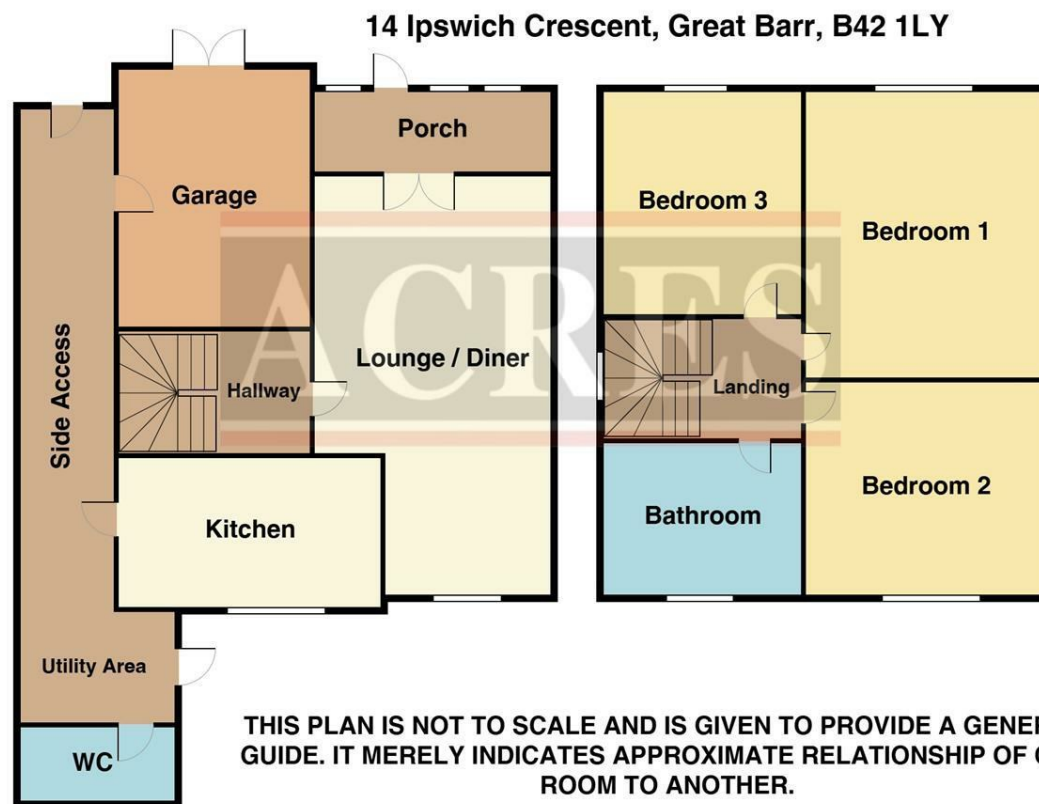


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COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	69	76
England & Wales		
	EU Directive 2002/91/EC	



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.