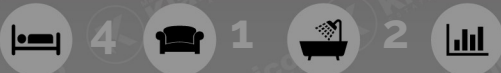


New Imperial Crescent,



Offers Over £335,000

New Imperial Crescent,

- End-Terrace
- 4 Bedrooms
- Garden
- Great Condition
- Reception Room
- Impressive Kitchen/Diner
- Double Glazing
- Ideal Family Home

Tenure: Freehold
Council Tax Band: B

Nestled in the desirable area of New Imperial Crescent, Birmingham, this stunning end terrace house offers a perfect blend of modern living and comfort. Built in 2010, this property boasts a generous 1,409 square feet of well-designed space, making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you are greeted by a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The house features four well-proportioned bedrooms, providing ample space for relaxation and privacy. With two contemporary bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

The property is not only aesthetically pleasing but also practical, with parking available for two vehicles, a rare find in urban settings. Additionally, the presence of an outbuilding offers versatile options, whether for storage, a home office, or a creative space.

This brand new property stands out with its modern design and high-quality finishes, making it a fantastic opportunity for those looking to settle in a vibrant community. With its close proximity to local amenities and transport links, this home is perfectly positioned for both convenience and lifestyle.

In summary, this exceptional end terrace house in New Imperial Crescent is a remarkable find, combining space, style, and functionality. Do not miss the chance to make this beautiful property your new home.

Directions

Reception Room

4.93m x 2.54m (16'2" x 8'4")
Double glazed window to front and rear, carpet flooring, wall mounted radiator, ceiling lights, skirting

Study Room

2.85m x 1.87m (9'4" x 6'2")
Double glazed window to front, laminate flooring, ceiling light, skirting, wall mounted radiator

Kitchen

5.05m x 3.91m (16'7" x 12'10")
Double glazed window to rear, double glazed door to rear, laminate flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, integrated dish washer, integrated fridge freezer, integrated double oven and microwave, plumbing for white goods

WC

1.81m x 0.81m (5'11" x 2'8")
Laminate flooring, wash basin with mixer taps, toilet, ceiling light, extractor fan, wall mounted radiator

Bedroom 1

3.07m x 3.98m (10'1" x 13'1")
Double glazed windows to rear, carpet flooring, wall mounted radiator, skirting, ceiling light, fitted wardrobes

En-suite

1.94m x 1.86m (6'4" x 6'1")
Tile flooring, wall tiles, shower unit, wash basin with mixer tap, toilet, heated towel rail, extractor fan

Bedroom 2

4.02m x 3.48m (13'2" x 11'5")
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, fitted wardrobes

Bedroom 3

2.53m x 3.93m (8'3" x 12'10")
Double glazed Velux window, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 4

3.38m x 3.92m (11'1" x 12'10")
Double glazed Velux window, carpet flooring, wall mounted radiator, skirting, ceiling light

Bathroom

1.94m x 1.69m (6'4" x 5'6")
Tile flooring, wall tiles, bathtub with mixer tap, shower unit over bath, wash basin with mixer tap, toilet, heated towel rail, extractor fan

Summer House

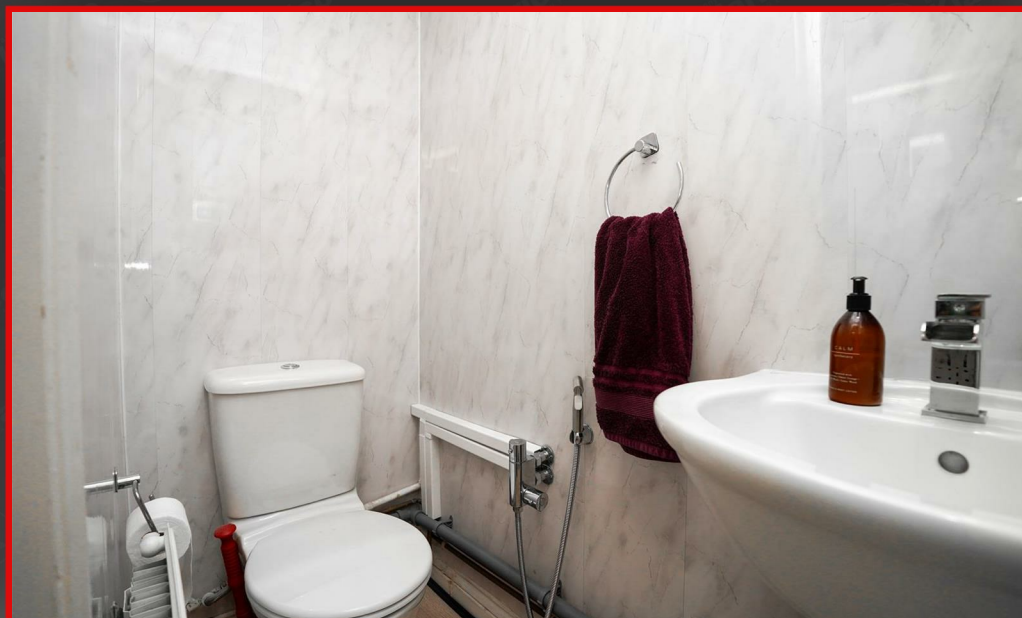
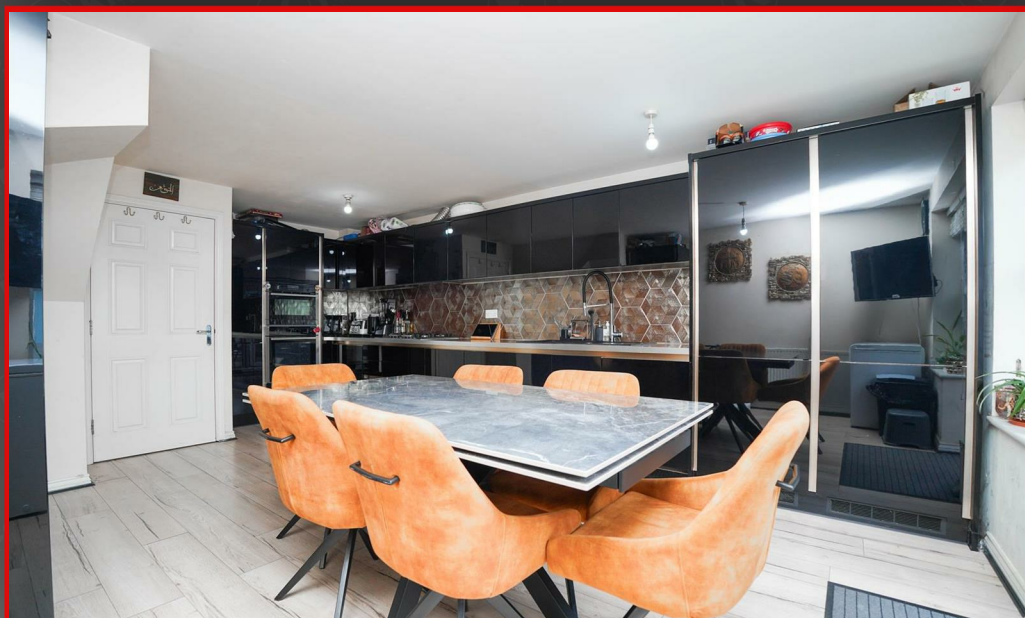
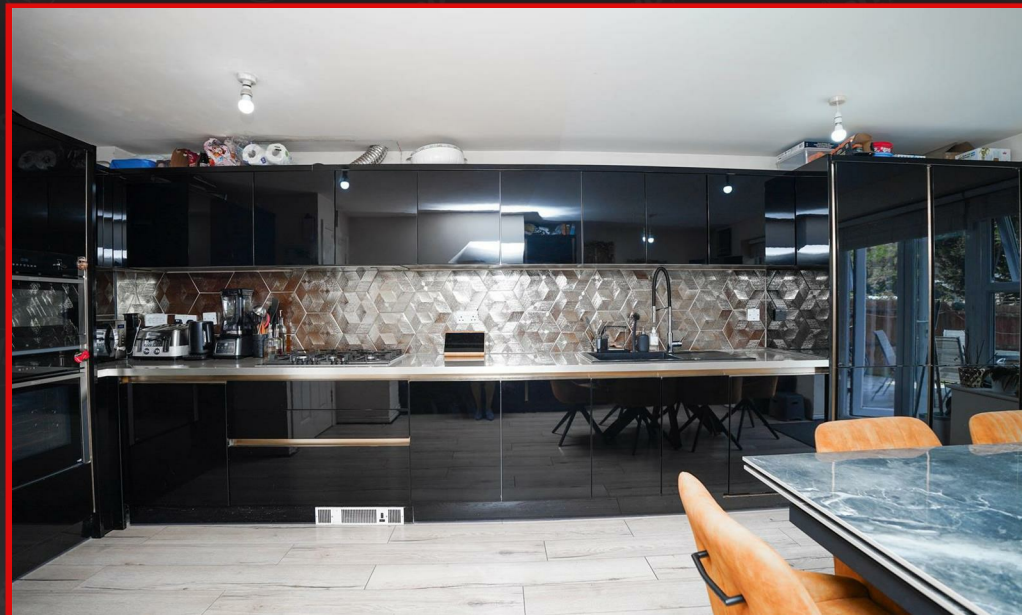
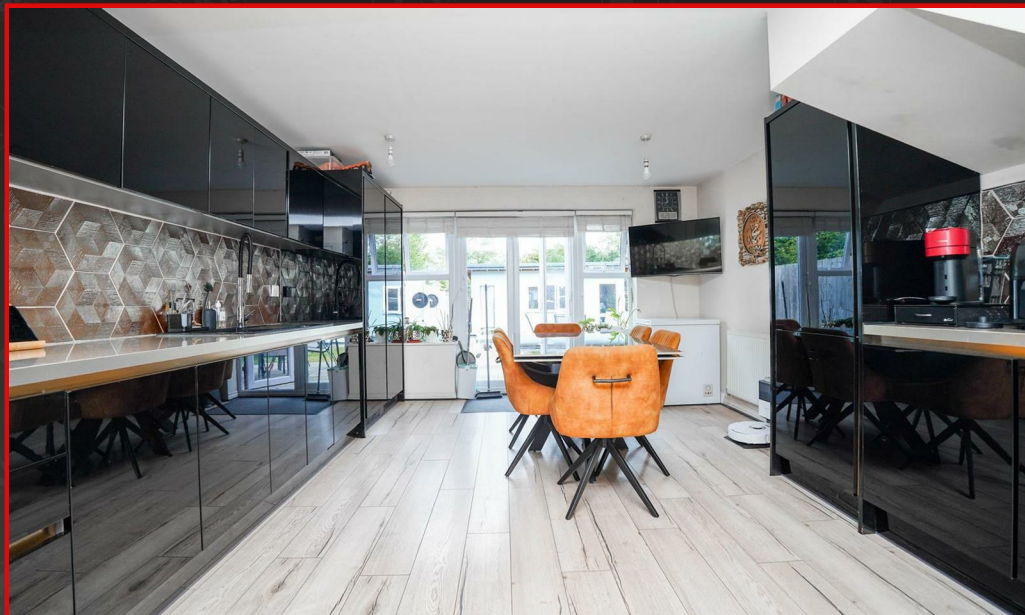
3.51m x 5.31m (11'6" x 17'5")
Double glazed windows to front, wood flooring, wall mounted radiator, skirting, ceiling light

Garden

Garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, out building



New Imperial Crescent,



New Imperial Crescent,



New Imperial Crescent,





Total area: approx. 130.9 sq. metres (1409.1 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		78	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211
www.mannyklarico.co.uk

