36 IPSWICH CRESCENT
BIRMINGHAM
B42 1LY

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This four-bedroom detached home offers ample space for occupants, along with the added convenience of a garage and off-road parking. Located within easy reach of One Stop shopping and Perry Bar train station.

ACCOMMODATION
Ground Floor:
Entrance hallway
Lounge
Kitchen
Shower room

First Floor:
Landing
Four bedrooms
Family bathroom

Garden and Grounds:
Garage
Side access to rear garden
Block paved drive for parking
Laid to lawn rear garden with patio area

EPC Rating - B

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







Situation
Situated in the heart of Perry Barr, this area boasts a range of amenities and attractions suitable for individuals and families alike. Transport links are excellent, with Perry Barr train station providing easy access to Birmingham city centre and beyond. The area is also served by numerous bus routes, offering convenient travel options for commuters and residents alike.

Families in the area benefit from proximity to several well-regarded schools, including Perry Beeches Primary School and Perry Beeches II The Free School. Additionally, the nearby Birmingham City University offers further education options for those pursuing higher studies or professional development. Tenants are advised to check with the Council for an up-to-date information on school catchment areas.

The nearby One Stop Shopping Centre provides a range of retail options, while Perry Park offers green spaces for recreation and relaxation. Sports enthusiasts can also enjoy facilities at Alexander Stadium, which hosts various events and activities throughout the year.

Description of Property
Upon entering the property, you step into a welcoming hallway providing access to the ground floor reception room and a convenient family shower room complete with a WC, sink, and walk-in shower cubicle for added ease.

The spacious lounge overlooks the rear of the property and boasts dark flooring complemented by neutral walls. Additionally, it features a storage cupboard and offers access to the garage for extra storage.

Moving through to the kitchen, accessed via the lounge, you'll find floor and wall cabinetry with tiled backsplash, along with integrated oven and gas hob with overhead extractor fan. There's also space for a washing machine, and the rear garden is easily accessible from the kitchen.

Ascending to the first-floor landing, you'll find four generously sized double bedrooms, each offering views of either the front of the house or the rear garden. Bedroom two includes the added convenience of a storage cupboard/wardrobe.

Completing the first-floor layout is the family bathroom, tiled throughout and featuring a white suite comprising a WC, sink, and bathtub with overhead shower.

Gardens and Grounds
Upon arrival at the property, you're greeted by a block-paved driveway providing ample parking space, with additional parking or storage available in the garage. Convenient side access leads to the rear garden, enhancing ease of movement.

The rear garden offers a delightful patio area, perfect for al fresco dining with family and friends while enjoying the sunshine. The majority of the garden is laid to lawn, providing ample space for various outdoor activities and enjoyment.

Directions from Aston Knowles
From the agent's office, go straight onto King Edwards Square, slight right onto Upper Clifton Rd, at the roundabout continue straight onto Clifton Rd, continue onto Somerville Rd, turn right onto Monmouth Dr, continue onto Banners Gate Rd, continue onto Rough Rd, at the roundabout take the 3rd exit onto Kings Rd/B4149, at the roundabout take the 1st exit onto Queslett Rd/A4041, at the roundabout take the 1st exit onto Aldridge Rd, turn right onto Malthouse Ln, continue onto Sandy Ln, turn right onto Beeches Rd, turn left onto Walsall Rd/A34, turn left onto Gainsborough Rd, turn left onto Ipswich Cres and the property will be on your left.

Distances
One Stop - 0.7 miles
Perry Park - 1.4 miles
Perry Bar Train Station - 1.4 miles
Birmingham - 4.1 miles
Sutton Coldfield - 6.0 miles
Birmingham International/NEC - 16.7 miles
M6 - 2.6 miles
M6 Toll - 16.8 miles

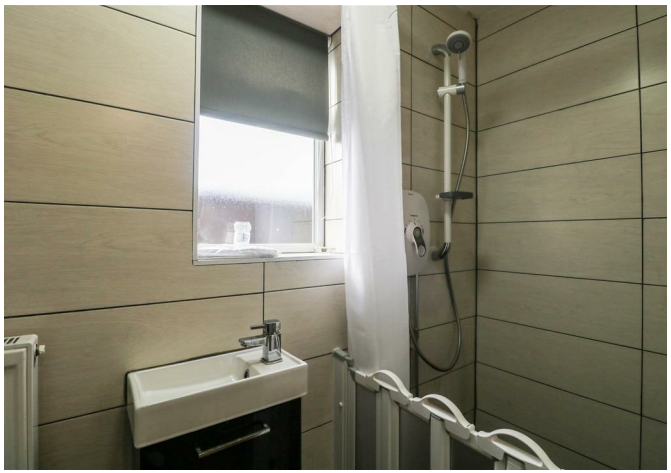
(Distances approximate)

Terms
Local Authority: Birmingham City Council
Tax Band: C
Broadband Average Area Speed: 150 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

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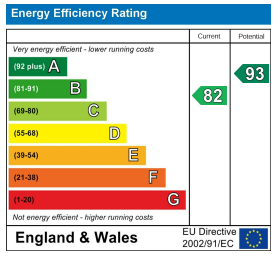


Services
We understand that mains water, gas and electricity are connected.

Disclaimer
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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: March 2024
Particulars prepared: March 2024

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