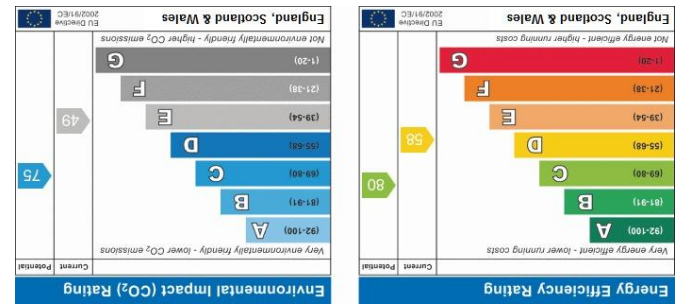


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 TOTAL AREA: APPROX. 127.9 SQ. METRES (1376.7 SQ. FEET)



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100

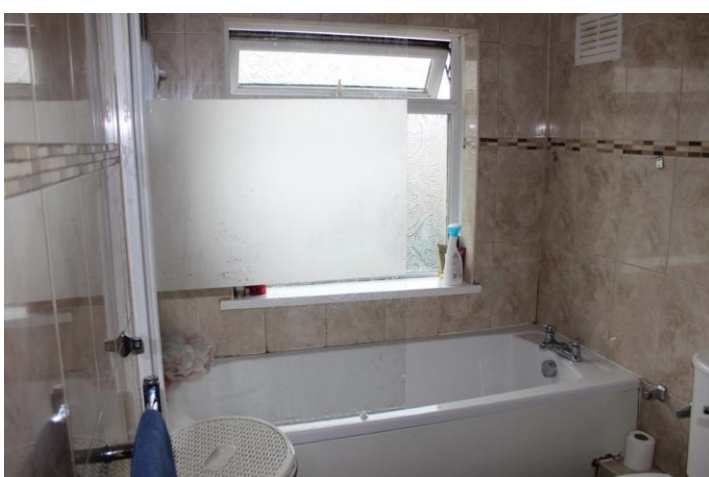


- TRADITIONAL SEMI-DETACHED HOME
- THREE BEDROOMS
- DRIVEWAY TO FRONT
- OPEN PLAN KITCHEN / FAMILY AREA
- REAR GARAGE



Ermington Crescent, Birmingham, B36 8AR

Offers Over £180,000



Property Description

DRAFT DETAILS ***AWAITING APPROVAL Green and Company are delighted to offer for sale this well presented three bedroom traditional semi-detached home. The property briefly comprises an open plan kitchen / family area, lounge / diner, three bedrooms, family bathroom, driveway to front, garage to the rear and rear garden. Viewing is highly recommended.

The property is approached via a driveway to front leading to front door into;

HALLWAY Having stairs to the first floor.

OPEN PLAN KITCHEN / FAMILY AREA 16' 11" x 13' 7" x 17' 11" (5.16m x 4.14m x 5.46m(max)) Having a range of wall and base units, work surfaces, double glazed window to the side elevation, tiled splash backs, central heating radiator, double glazed window to the rear elevation and double glazed double doors leading to the rear garden.

LOUNGE / DINER 10' x 21' 2" (3.05m x 6.45m) Having double glazed bay window to the front elevation and laminate flooring.

FIRST FLOOR ACCOMMODATION

LANDING Having doors off to all bedrooms and bathroom.

BATHROOM Having panelled bath, low level w.c, electric shower, pedestal hand wash basin and central heating radiator.

BEDROOM ONE 13' 4" x 9' 2" (4.06m x 2.79m) Having double glazed bay window to the front elevation and central heating radiator.

BEDROOM TWO 10' 1" x 10' 3" (3.07m x 3.12m) Having laminate flooring, double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE 6' 9" x 5' 8" (2.06m x 1.73m) Having double glazed window to the front elevation and central heating radiator.

OUTSIDE

REAR GARDEN Having patio area, lawn area and access to the garage.

REAR GARAGE We would advise that any prospective purchaser should check the size and access of the garage should they wish to use it for parking their vehicle.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agents understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their solicitor or surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.