



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
sales@alex-smith.co.uk
www.alex-smith.co.uk



69 Ermington Crescent., Castle Bromwich, Birmingham B36 8AR **Offers in the region of £169,995**

REDUCED BY £10,000 FOR QUICK SALE An extended, freehold 3 bedroom semi with extended kitchen, gas central heating, Upvc double glazing and rear in line garage.

Some modernisation and re-decoration required. Virtual Tour now available online.



Ermington Crescent is located off Chipperfield Road, this runs between Bromford Drive and the main Coleshill Road, Hodge Hill.

The property stands back from the roadway behind a neat foregarden with shared vehicular drive providing access to a rear in line garage.

In turn, the property is built of traditional two storey brick construction and surmounted by a pitched tiled roof with full height bay to the front elevation. A single storey extension exists at the rear providing an enlarged kitchen.

The accommodation comprises;

On The Ground Floor

Porch Entrance

Upvc double glazed front door entrance to

Open Plan Reception Hall

Twin panel central heating radiator, stair case off.

Opening to;

Open Plan Dining Room (front)

15'11 max x 12'8 into bay (4.85m max x 3.86m into bay)

Upvc double glazed bay window, Twin panel central heating radiator, fitted gas fire on a quarry tiled floor.

Sitting Room (rear)

12'7 x 9'11 (3.84m x 3.02m)

Enclosed coal effect gas fire. Upvc double glazed window, twin panel central heating radiator.

Lobby

Full height pantry.

Extended Kitchen (rear)

14'7 x 5'6 (4.45m x 1.68m)

Single drainer twin bowl sink unit with mixer taps. Extensive range of wall and base kitchen units. New World 4 ring gas hob with eye level double oven. Plumbing for automatic washing machine, Wall mounted Ferroli gas fired central heating boiler. 2 x Upvc double glazed windows, twin panel central heating radiators. Door to outside.

On The First Floor

Landing

Upvc double glazed window. Loft access.

Bedroom 1 (front)

13'4 into bay x 9'11 (4.06m into bay x 3.02m)

Upvc double glazed bay window, twin panel central heating radiator.

Bedroom 2 (rear)

12'9 x 9'11 (3.89m x 3.02m)

Upvc double glazed window, twin panel central heating radiator.

Bedroom 3 (front)

6'6 x 5'9 (1.98m x 1.75m)

Upvc double glazed window, single panel central heating radiator.

Bathroom (rear)

6'11 x 5'8 (2.11m x 1.73m)

Panelled in bath with shower attachment, pedestal wash hand basin, low flush WC, Upvc double glazed window, twin panel central heating radiator.

Outside

Separate tradesmen side entrance.

Rear in line garage.

Terrace with steps leading to lawned rear garden.

Council Tax

This property is banded by Birmingham City Council as council tax band "B". In the year 2020-2021 the amount payable will be £1,291.35.

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		
England & Wales	EU Directive 2002/91/EC	

TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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23 COLESHILL ROAD
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BIRMINGHAM B36 8DT
TEL: 0121-784 6660