



**ALEX SMITH & Co.**  
CHARTERED SURVEYORS AND ESTATE AGENTS

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## 80 Ermington Crescent, Castle Bromwich, Birmingham B36 8AR

**Price £220,000**

**REDUCED BY £10,000** An extended, freehold, 3 bedroom semi detached family residence benefiting from an extended kitchen, gas fired central heating, UPVC double glazing and rear in line garage.

The property is vacant without upward chain.





Ermington Crescent is located off Chipperfield Road which can be accessed from either Bromford Drive or the main Coleshill Road Hodge Hill.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### PORCH ENTRANCE

With UPVC double glazed door and windows.

#### RECEPTION HALL

Twin panel central heating radiator, UPVC double glazed window. Understairs storage cupboard housing the WORCESTER gas fired central heating boiler.

#### LOUNGE (FRONT)

13'7 into bay x 10' (4.14m into bay x 3.05m)

UPVC double glazed bay window, twin panel central heating radiator, sliding double doors leading to

#### LOUNGE (REAR)

11'10 x 10' (3.61m x 3.05m)

Adams style fireplace with marble hearth and inset, fitted coal effect gas fire. Twin panel central heating radiator, 2 double wall light points.

#### EXTENDED KITCHEN (REAR)

16'9 max x 5'8 (5.11m max x 1.73m)

Single drainer stainless steel sink unit with hot and cold taps and double door base unit below. Further 2 double door and 2 single door base units with work surface over. Double door wall unit, gas cooker point.

#### OFF IS A REAR VERANDA

8'1 x 7'4 (2.46m x 2.24m)

Quarry tiled floor.

### ON THE FIRST FLOOR

#### LANDING

UPVC double glazed window, loft access.

#### BEDROOM 1 (FRONT)

14'1 into bay x 10' (4.29m into bay x 3.05m)

UPVC double glazed bay window, single panel central heating radiator, 2 double door built in wardrobes.

#### BEDROOM 2 (REAR)

12'6 x 10' (3.81m x 3.05m)

UPVC double glazed window, single panel central heating radiator.

#### BEDROOM 3 (FRONT)

6'6 x 5'7 (1.98m x 1.70m)

UPVC double glazed window, single panel central heating radiator, enclosed double door wall unit.

#### SHOWER ROOM

6'11 x 5'7 (2.11m x 1.70m)

Shower cubicle with Triton fitted shower , vanity wash hand basin with double door base unit below. Low flush w.c. heated towel rail, UPVC double glazed window.

#### OUTSIDE

Shared vehicular driveway leading to rear in line garage.

Separate tradesman's side entrance, paved patio, lawned rear garden with greenhouse.

#### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,739.89 Year 2025/26.



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	62	72
(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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