

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Ermington Crescent, Hodge Hill, Birmingham, B36 8AS

Offers In The Region Of £260,000



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**\*\* EXTENDED TO REAR \*\* CONSERVATORY \*\* GARAGE \*\* DRIVEWAY \*\* THREE BEDROOMS \*\***

GREAT OPPORTUNITY to purchase a Semi-Detached EXTENDED property in the popular part of Hodge Hill. The property has a PRIVATE DRIVEWAY for two vehicles, a shared access driveway leading to the GARAGE situated to the rear of the property, an enclosed entrance porch, entrance hallway, TWO RECEPTIONS with chimney breasts removed and open plan to each other, an EXTENDED KITCHEN across the back of the property, a UTILITY ROOM, and a CONSERVATORY added on the to the rear of the extension. To the first floor there are THREE BEDROOMS with a slight difference due to the third bedroom extending slightly into the front bedroom, and a family bathroom. The property also benefits from a private rear garden area. Enrgy Efficiency Rating:- C

#### Shared Driveway

The property has a shared access driveway with the neighbouring property allowing both parties access to their in-line rear garages. This area is access only not parking for either property.

#### Front Garden/Driveway

Block paved driveway providing off road parking for two vehicles, block paved pathway and steps allowing access to the double glazed door into:-

#### Entrance Porch

**8'6" x 2'9" (2.59m x 0.84m)**

Enclosed entrance porch with double glazed windows to the front either side of the entrance door and to the side. Wall mounted lantern style light, tile effect flooring, and a further double glazed door to:-

#### Entrance Hallway

**10'2" x 5'2" (3.10m x 1.57m)**

Stairs rising to the first floor landing area with a storage cupboard below and panelling to the wall area. Double glazed window to the side, radiator, utility meter cupboard to the side of the entrance door. Doors to:-

#### Utility Room (was the original kitchen)

**9'6" x 5'9" (2.90m x 1.75m)**

Range of wall mounted and floor standing base units with a work surface over, plumbing for a washing machine below the work surface, double glazed window to the side and wood effect flooring.

#### Front Reception Room

**12'11" into bay 9'11" to wall x 9'10" (3.94m into bay 3.02m to wall x 3.00m)**

Double glazed deep angled bay to the front, radiator, wood effect flooring and a coving finish to the ceiling. Open plan to the rear into:-

#### Rear Reception Room

**12'6" x 9'10" (3.81m x 3.00m )**

Radiator, coving finish to the ceiling, wood effect flooring, and partly glazed double doors to the rear allowing access to:-

#### Extended Kitchen

**14'4" max 6'9" min x 10' max 7'10" min (4.37m max 2.06m min x 3.05m max 2.39m min)**

Range of wall mounted and floor standing bases units with a wood effect work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. The work surface also creates a breakfast bar to one side. Appliances built in consist of a Hotpoint under unit oven with a Russel Hobs electric hob over and a stainless steel effect extractor above. Plumbing fr a dishwasher, tile effect flooring, partly tiled walls in a white brick design pattern with a chrome effect trim. Radiator, coving finish to the ceiling area, double glazed window to the side, further double glazed window to the rear and a partly glazed door also to the rear allowing access to:-

#### Conservatory

**13'2" x 9'2" (4.01m x 2.79m)**

Partly brick built with double glazed windows over incorporating opening windows, fan light, tile effect flooring, double glazed door to the side leading to the shared access driveway and a set of sliding patio doors to the rear leading to/from the rear garden area.

#### FIRST FLOOR

##### Landing

Double glazed window to the side, loft access via the hatch area with a pull down ladder leading to a boarded loft wpace with the benefit of lughting and electric supply. Doors to:-

#### Bedroom One

**12'7" x 10' max 8'9" min (3.84m x 3.05m max 2.67m min)**

Double glazed window to the rear extending to one side creating a half bay, radiator, and exposed floorboards. Fitted bedroom units consisting of a corner wardrobe unit with two doors for access, further double wardrobe and a dressing table area with spotlights inset to the pelmet above and a three drawer chest below.

#### Bedroom Two

**12'11" into bay 9'11" to wall x 9'10" (3.94m into bay 3.02m to wall x 3.00m )**

Double glazed angled bay window to the front, radiator, and wood effect flooring

#### Bedroom Three

**7'6" x 6'7" (2.29m x 2.01m)**

Double glazed window to the front, and a radiator, (please note this bedroom has an additional alcove to one side due to taking a slight slither off the front bedroom area)

#### Bathroom

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

Suite comprised of a corner panelled bath with an electric shower ver, low flush WC and a pedestal wash hand basin. Tiling to the walls, wood effect flooring, radiator, and a double glazed widow to the rear.

#### OUTSIDE

##### Garage

The garage is accessed via the shared driveway and has an up and over door to the front, and a personal door to the side into the rear garden area.

##### Rear Garden

Paved patio area with a decorative stone covered flower bed



to one side, garden laid mainly to lawn to lawn with a paved pathway to one side. Small decorative pond to one side of the garden area. Sleeper divide to the rear of the lawn area housing mature trees, and a shed also to the rear.

FURTHER INFORMATION

In current owners possession the following have been done:-  
Roof Replaced  
Roof on Extension Re-Done  
Extension footings we are advised are able to accommodate an upper floor.  
Conservatory added  
Bedroom Two and Bedroom Three wall movement to allow the alcove has a steel in it for support  
Chimneys downstairs have been taken out

MORE RECENTLY:-  
External wall insulation added 2025  
Loft insulation added 2025  
Electric Report carried out 2022 - Valid for 10 Years  
Gas 4XTRV's added and a mobile room thermostat March 2026

Risk Of Flooding

Surface Water  
Yearly Chance - Very Low  
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas  
Yearly Chance - Very Low  
Yearly Chance between 2036 - 2069 - Very Low

OfCom Mobile

Results for

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor  
O2 Good outdoor and variable in-home

3 Good outdoor, and in-home  
Vodafone Good outdoor and variable in-home

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 76%  
O2 86%  
Three 80%  
Voda 80%  
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

STANDARD - Highest available download speed - 7 Mbps. Highest available upload speed - 0.8 Mbps - Availability Good  
SUPERFAST Highest available download speed - 38 Mbps - Highest available upload speed - 7 Mbps - Availability Good  
ULTRAFAST- Highest available download speed - 1800 Mbps - Highest available upload speed - 220 Mbps - Availability Good

