



**Ermington Crescent, Birmingham B36 8AP**



**welcome to**

**Ermington Crescent, Birmingham**

EXTENDED SEMI DETACHED \*\* THREE BEDROOMS \*\* SIDE RECESSED GARAGE \*\* NO UPWARD CHAIN\*\* EXTENDED LOUNGE & KITCHEN\*\* IN NEED OF SOME MODERNISATION \*\* FREEHOLD \*\*



## Agents Note

Please note measurements have been taken by an external company and should only be used as a guide.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

## Approach

Paved frontage with steps leading to porch. Shared dropped kerb and driveway leading to side recessed garage.

## Porch

Windows to front and side. Front door opening into;

## Hallway

Stairs to first floor landing, central heating radiator, door into lounge

## Through Lounge/Dining Room

Double glazed bay window to front elevation, two central heating radiators, double glazed sliding patio door out to rear garden.

## Kitchen

Double glazed window to side elevation, matching wall and base units with roll edge work surfaces over, single bowl, single drainer sink unit with mixer tap over, integrated oven and four ring gas hob. Tiling to splash back areas, double glazed window to rear elevation and double-glazed door into garden.

## First Floor Landing

Hatch to loft, double glazed window to side elevation, doors off to;

## Bedroom One

Double glazed bay window to front elevation.

## Bedroom Two

Double glazed window to rear elevation.

## Bedroom Three

Double glazed window to front elevation and central heating radiator.

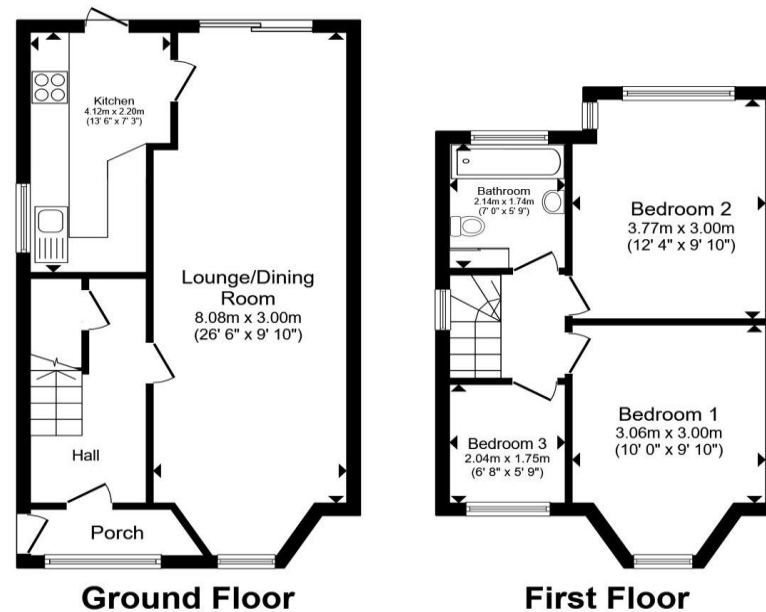
## Bathroom

Double glazed window to rear elevation, panelled bath, pedestal wash hand basin and low level flush w.c., tiling to splash back areas.

## Rear Garden

Paved patio area, steps leading to lawn and panelled fencing to boundaries.

## Garage



Total floor area 76.9 m<sup>2</sup> (828 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Ermington Crescent, Birmingham

- SEMI DETACHED
- THREE BEDROOMS
- EXTENDED LOUNGE & KITCHEN
- SIDE RECESSED GARAGE
- NO UPWARD CHAIN

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

**£220,000**



Please note the marker reflects the  
postcode not the actual property

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