PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Ermington Crescent, Hodge Hill, Birmingham, B36 8AR

Offers Over £180,000



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** NO UPWARD CHAIN ** WORK REQUIRED ** THREE BEDROOMS ** THROUGH LOUNGE **

This THREE BEROOM (two doubles and a box bedroom) semi-detached property is being offered with NO UPWARD CHAIN - The property itself offers a front garden area with a shared access driveway to the side leading to the in-line rear garage. Internally the property has an enclosed entrance porch, entrance hallway with storage, THROUGH LOUNGE (was two originally) kitchen, and a lean to on the rear of the property. To the first floor there are THREE BEDROOMS and a family bathroom all accessed via the landing area. Energy Efficiency Rating:- D

Front Garden

Shared driveway access with the neighbouring property allowing access to the in-line rear garage, the shared driveway area is to be kept clear at all times as advised in the deeds. Low wall border to the front border with a garden laid mainly to lawn and paved area leading to the double glazed double doors into:-

Entrance Porch

8'5" x 2'10" (2.57m x 0.86m)

Enclosed entrance porch with double glazed windows to the sides, and to the front. Panelling to the ceiling area, and a further door allowing access to:-

Entrance Hallway

13'1" x 5'8" (3.99m x 1.73m)

Stairs rising to the first floor landing area with storage cupboard below having the benefit of shelving to the walls and a double glazed window to the side. Radiator, wood effect flooring, and a decorative picture rail to the walls.

Through Lounge

25'8" into bay 22'6" to wall x 9'11" (7.82m into bay 6.86m to wall x 3.02m)

Double glazed angled bay window to the front, two radiators, and wood effect flooring. Single glazed window to the rear and the side with a single glazed door inset creating a half bay area leading through to the lean to on the rear of the property.

Kitchen

6'8" x 5'7" (2.03m x 1.70m)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel sink and drainer unit with a mixer tap over. Plumbing for a washing machine, partly tiled walls, wood effect flooring, and a double glazed window to the side. Single glazed door to the rear leading into the lean to area and a further opening to the front allowing direct access to/from the entrance hallway

Lean To

13'8" x 9'4" max 6'11" min (4.17m x 2.84m max 2.11m min)

Quarry style tiling to the floor area, storage cupboard with double doors for access, single glazed windows to the side, double glazed window to the rear, and a wooden door also to the rear allowing access to/from the rear garden area.

FIRST FLOOR

Landing

Loft access via the hatch area, picture rail to the walls, and a double glazed window to the side.

Bedroom One

13'7" into bay 9'11" to wall x 9'11" (4.14m into bay 3.02m to wall x 3.02m)

Double glazed angled bay window to the front, radiator, and a picture rail to the walls.

Bedroom Two

12'8" max 9'10" min x 9'11" (3.86m max 3.00m min x 3.02m)

Double glazed window to the rear extending to oe side creating a half bay, radiator, and a decorative picture rail to the walls.

Bedroom Three

6'8" x 5'8" (2.03m x 1.73m)

Double glazed window to the front, and a radiator.

Bathroom

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

Suite comprised of a panelled bath with a mixer tap shower attachment, low flush WC and a pedestal wash hand basin. Radiator, tile effect flooring, wall mounted boiler, partly tiled walls and a double glazed window to the rear.

OUTSIDE









Rear Garden
Fence borders surrounding the rear garden area with an access gate to the side inset allowing access to/from the shared access driveway. Garden laid mainly to lawn with a paved pathway divide.

Garage
There is an in-line rear garage situated to he rear of the shared driveway area and partially in the rear garden.

OfCom Mobile Coverage
OFcom Mobile Coverage
Results for 87 Ermington Crescent

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 and variable in-home
O2 Good outdoor and variable in-home
3 Good outdoor, Good in-home
Vodafone Good outdoor and in-home

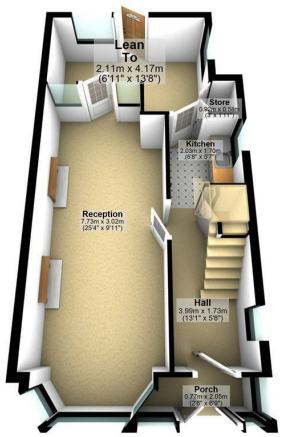
Performance across your postal district

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.

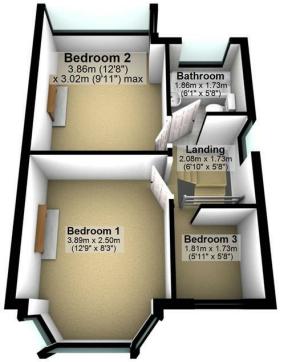
O2- 83%
Vodafone 79%
Three 78%
EE 71%
Performance scores should be considered as a guide since there can be local variations.

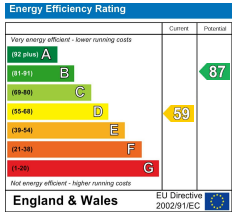
OfCom Broadband Coverage
STANDARD - Highest available download speed - 7 Mbps. Highest available upload speed - 0.8 Mbps - Availability Good
SUPERFAST Highest available download speed - 38 Mbps - Highest available upload speed - 7 Mbps - Availability Good
ULTRAFAST- Highest available download speed -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

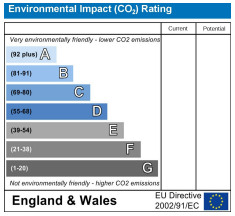
Ground Floor



First Floor







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