



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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100 Ermington Crescent, Hodge Hill, Birmingham B36 8AR

Asking price £189,950

An extended, Freehold 3 bedroomed semi with extended "L" shaped dining kitchen, gas central heating, Upvc double glazing and rear in line garage.



Ermington Crescent is located off Chipperfield Road which in turn leads off the main Coleshill Road, Hodge Hill.

The property stands back from the roadway behind a neat lawned foregarden with full length pathway and shared vehicular driveway approach.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof having full height bay to the front elevation.

The Internal Accommodation Briefly Comprises:-

On The Ground Floor

Porch Entrance

Upvc double glazed door entrance and window.

Upvc front door leading to:-

Reception Hall

Upvc double glazed window, single panel central heating radiator.

Spacious Through Lounge

24'5 into bay x 9'9 (7.44m into bay x 2.97m)

Polished fire surround with marble hearth and fitted coal effect gas fire, Upvc double glazed bay window, two single panel central heating radiators.

Extended "L" Shaped Dining Kitchen

16' max x 14'7 (4.88m max x 4.45m)

Single drainer stainless steel sink unit with mixer taps. Double door and four single door base units, single door display unit, corner display unit, double door larder unit and two single door wall units. Gas cooker point, plumbing for automatic washing machine, three Upvc double glazed windows and Upvc door to outside. Twin panel central heating radiator, Valiant Gas Fired Central Heating Boiler.

On The First Floor

Landing

Upvc double glazed window, loft access.

Bedroom 1 (front)

13'6 into bay x 9'11 (4.11m into bay x 3.02m)

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

Bedroom 2 (rear)

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

Upvc double glazed window, single panel central heating radiator.

Bedroom 3 (front)

6'9 x 5'9 (2.06m x 1.75m)

Upvc double glazed window, single panel central heating radiator.

Family Bathroom

7' x 5'7 (2.13m x 1.70m)

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

Rear in Line Garage

Accessed via a shared vehicular driveway.

Outside

Separate tradesman side entrance, paved patio, lawned rear garden.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,239.77 Year 2018/2019.

Private Survey

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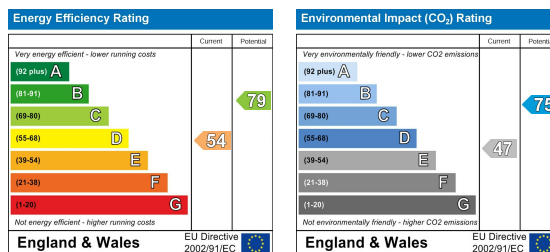
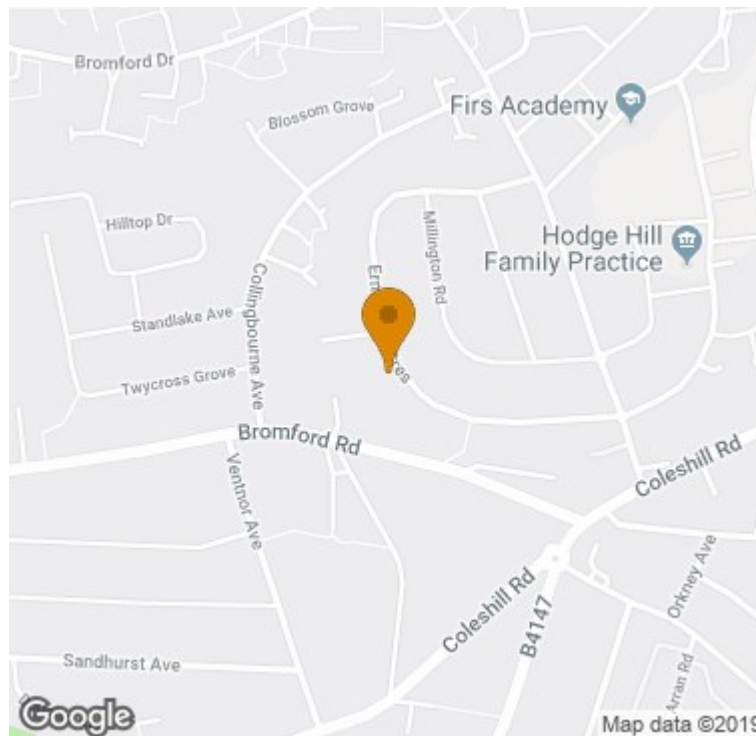
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Why not give me a call on 0121 784 6660.

Kind regards.

Amanda Bull. M.N.A.E.A.
Alex Smith & Company





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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