



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

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## 52 Ermington Crescent, Castle Bromwich, Birmingham B36 8AP Price £235,000

An extended, freehold, 3 bedroom semi detached family residence, benefiting from an extended and refitted kitchen, the installation of gas fired central heating, UPVC double glazing and rear in line garage. Off road parking to the front.





Ermington Crescent is located off Chipperfield Road which runs off the main Coleshill Road Hodge Hill.

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

The property stands well back from the roadway behind a paved foregarden/vehicular driveway that provides off road parking space to the front and a shared vehicular driveway providing access to the rear in line garage.

## THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### UPVC FRONT DOOR LEADING TO

##### RECEPTION HALL

Single panel central heating radiator, UPVC double glazed window. Understairs storage cupboard with a Baxi central heating boiler (we are advised this boiler is approximately 2 years old and has a 10 year guarantee).

##### SITTING ROOM (FRONT)

13'1 into bay x 9'8 (3.99m into bay x 2.95m)

Twin panel central heating radiator, UPVC double glazed bay window. Marble hearth and fire surround, gas point.

#### OPENING INTO

##### DINING ROOM (REAR)

12'3 x 9'8 (3.73m x 2.95m)

Twin panel central heating radiator, UPVC double glazed window.

##### EXTENDED KITCHEN (REAR)

13' x 5'9 (3.96m x 1.75m)

Ceramic tiled floor, single drainer stainless steel sink unit with mixer taps and double door base unit below. Further 2 single door and a 5 drawer base unit, with rounded edge work surface over, double door and 3 single door wall units, 2 corner display units. 4 ring gas hob with oven below, plumb ing for automatic washing machine.

Twin panel central heating radiator, 2 UPVC double glazed windows and UPVC door leading to outside.

### ON THE FIRST FLOOR

#### LANDING

##### BEDROOM 1 (FRONT)

13'7 x 9'9 (4.14m x 2.97m)

Twin panel central heating radiator, UPVC double glazed window.

Mirror fronted sliding 3 door wardrobe, loft access.

##### BEDROOM 2 (REAR)

12'4 x 9'9 (3.76m x 2.97m)

Laminated flooring, twin panel central heating radiator, UPVC double glazed window.

Built in 2 double door wardrobes.

##### BEDROOM 3 (FRONT)

6'7 x 5'8 (2.01m x 1.73m)

Single panel central heating radiator, UPVC double glazed window. Laminated flooring.

##### BATHROOM

7'1 x 5'8 (2.16m x 1.73m)

Corner bath with Mira shower over, pedestal wash hand basin, low flush w.c. Ceramic tiling to walls and floor. Single panel central heating radiator, UPVC double glazed window.

#### OUTSIDE

##### SEPARATE TRADESMANS SIDE ENTRANCE

##### REAR GARDEN

Paved patio.

Secluded, neat and well maintained lawned rear garden with timber garden store.

##### REAR IN LINE GARAGE

##### COUNCIL TAX BAND:

This Property falls into Council Tax Band B Council Tax Payable Per Annum £1,620.70 Year 2025/26

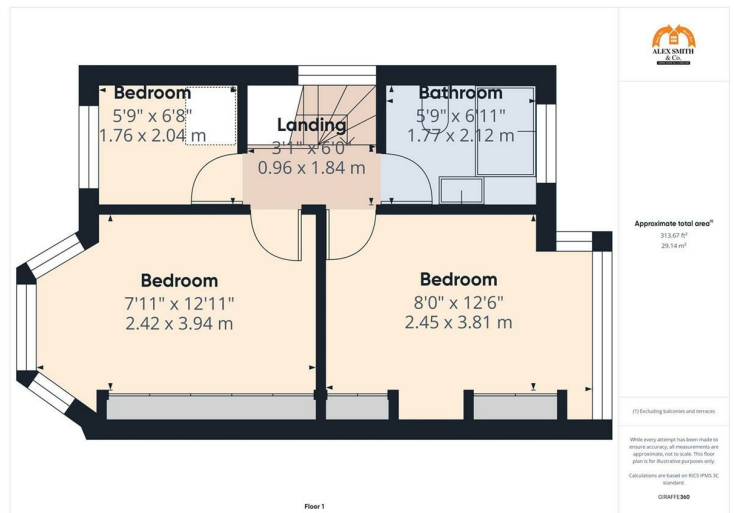
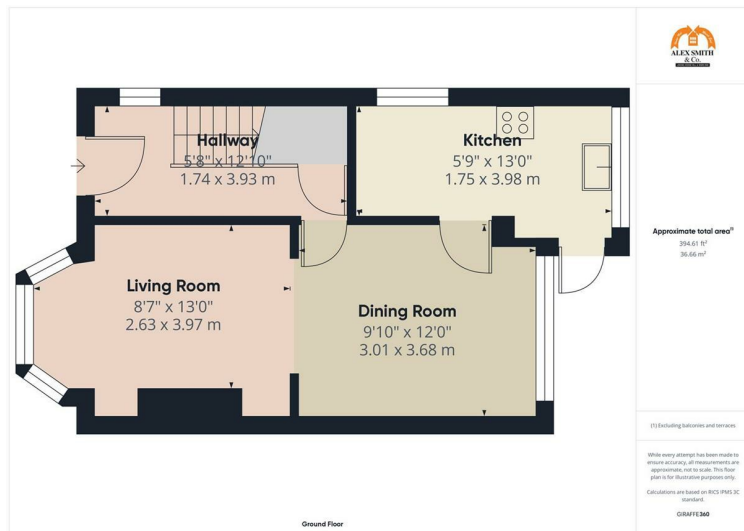








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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