



ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

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138 Ermington Crescent, Castle Bromwich, Birmingham B36 8AS

Price £249,995

An extended, freehold, 3 bedroom semi detached family residence, benefiting from a substantial extended conservatory and a converted side garage which now provides an extended kitchen and dining area. The original (small kitchen) now being a utility area.

Other benefits include gas fired central heating, UPVC double glazing and off road parking to the front.

No upward chain.



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

The property stands well back from the roadway behind a neat and well maintained foregarden and enlarged tarmacadam vehicular driveway that provides off road parking space for multiple vehicles.

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 BRIEFLY COMPRISES

ON THE GROUND FLOOR

PORCH ENTRANCE

UPVC double glazed door and window, ceramic tiled floor.

UPVC FRONT DOOR LEADING TO

RECEPTION HALL

Single panel central heating radiator, understairs storage cupboard.

THROUGH LOUNGE

26'1 x 9'10 (7.95m x 3.00m)

Ornate Adams style feature fireplace with electric fire, 2 twin panel central heating radiators, UPVC double glazed bay window.

OPENING INTO EXTENDED CONSERVATORY

9'8 x 9'2 (2.95m x 2.79m)

Laminated flooring. Brick built base with UPVC double glazed double doors and windows.

ORIGINAL KITCHEN NOW UTILITY (REAR)

7'1 x 6'6 (2.16m x 1.98m)

Ceramic tiled floor, double door and 4 drawer base unit, corner double door and single door wall unit with side display shelving. UPVC double glazed window.

EXTENDED KITCHEN (REAR)

17'7 x 5'1 (5.36m x 1.55m)

Ceramic tiled floor, single drainer sink unit with mixer taps and double door base unit below.

Further 2 single door base units, 2 single door wall units, gas cooker point, plumbing for automatic washing machine. UPVC double glazed windows and door to outside. Single panel central heating radiator.

OPENING INTO

DINING AREA (FRONT)

13'4 x 6'6 (4.06m x 1.98m)

The former side garage now with ceramic tiled floor, door opening to the front.

ON THE FIRST FLOOR

LANDING

Airing cupboard with Vaillant gas fired central heating boiler. UPVC double glazed window.

BEDROOM 1 (FRONT)

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

Laminated flooring, UPVC double glazed window, single panel central heating radiator, sliding mirror fronted 3 door wardrobe.

BEDROOM 2 (REAR)

11'10 x 9'10 (3.61m x 3.00m)

Laminated flooring, range of built in wardrobes and bedroom furniture. Single panel central heating radiator, UPVC double glazed window.

BEDROOM 3 (REAR)

7'2 x 6'7 (2.18m x 2.01m)

Single panel central heating radiator, UPVC double glazed window.

TILED BATHROOM (FRONT)

6'9 x 5'6 (2.06m x 1.68m)

Ceramic tiled floor, panelled in bath with Triton shower fitment over. Pedestal wash hand basin, low flush w.c. heated towel rail, UPVC double glazed window.

OUTSIDE

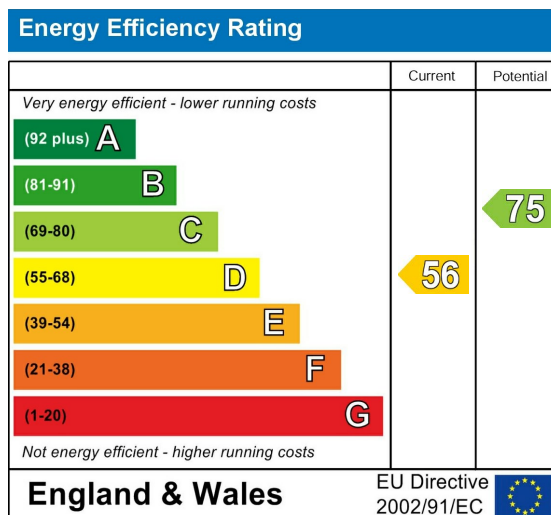
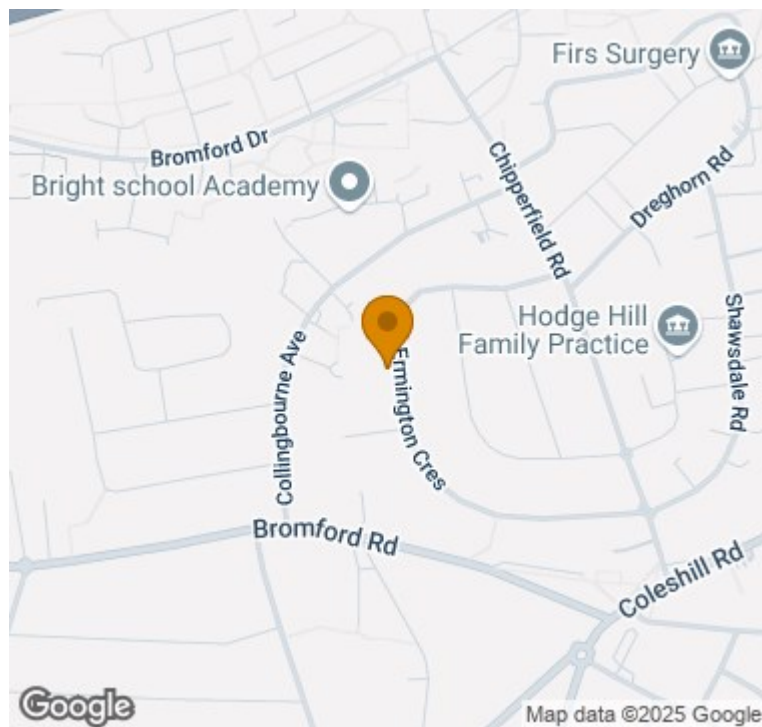
Paved patio.

Well maintained lawned rear garden with fenced borders.

COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band C Council Tax Payable Per Annum £1,988.44 Year 2025/26.





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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