



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

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## 21 Ermington Crescent, Castle Bromwich, Birmingham B36 8AP

**Price £229,950**

A well maintained, freehold, 3 bedroom semi detached family residence benefiting from an extended kitchen, double glazed windows, gas fired central heating and rear in line garage.

No upward chain.





Ermington Crescent is located off Chipperfield Road which in turn runs between Bromford Drive and Coleshill Road Hodge Hill.

The property is set well back from the roadway behind a neat foregarden with shared vehicular driveway leading to rear in line garage.

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

A single storey extension exists to the rear of the property providing the extended kitchen.

## THE INTERNAL ACCOMODATION BRIEFLY COMPRISES

### ON THE GROUND FLOOR

#### FRONT DOOR ENTRANCE

#### RECEPTION HALL

Valor Inca gas wall heater. Twin panel central heating radiator, double glazed window. Full height cloaks cupboard and meter cupboard.

Understairs pantry with double glazed window.

#### THROUGH LOUNGE COMPRISING

##### LOUNGE (FRONT)

13'3 into bay x 9'10 (4.04m into bay x 3.00m)

Double glazed window, twin panel central heating radiator.

##### SITTING ROOM (REAR)

12'10 x 9'10 (3.91m x 3.00m)

Stone feature fireplace with coal effect gas fire, twin panel central heating radiator, double glazed sliding patio doors.

#### EXTENDED KITCHEN (REAR)

13'5 x 5'7 (min) 7' (max) (4.09m x 1.70m (min) 2.13m (max))

Single drainer stainless steel sink unit with hot and cold taps. Double door base unit, double door and single door wall unit, full height double door larder cupboard. Gas cooker point, plumbing for automatic washing machine, wall mounted WORCESTER gas fired central heating boiler, 2 double glazed windows, twin panel central heating radiator.

### ON THE FIRST FLOOR

#### LANDING

##### BEDROOM 1 (FRONT)

13'8 x 9'10 (4.17m x 3.00m)

2 double door built in wardrobes, 3 double door bonnet cupboards over. Double glazed bay window, single panel central heating radiator.

##### BEDROOM 2 (REAR)

12'8 x 9'10 (3.86m x 3.00m)

2 double door built in wardrobes, additional double door base unit, laminated flooring, single panel central heating radiator, double glazed window.

##### BEDROOM 3 (FRONT)

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

Twin panel central heating radiator, double glazed window.

#### BATHROOM

6'11 x 5'8 (2.11m x 1.73m)

Panelled in bath with handrails and shower attachment over. Pedestal wash hand basin, low flush w.c. Full height tiling, double glazed window, twin panel central heating radiator.

#### OUTSIDE

Well maintained lawned rear garden, rear in line garage.

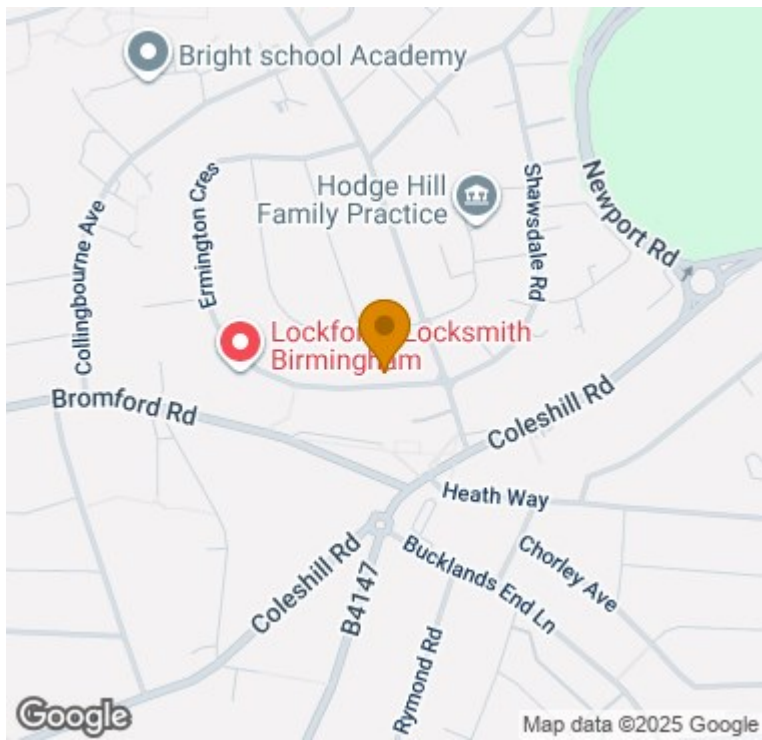
#### COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band B Council Tax Payable Per Annum £1,739.89 Year 2025/26.



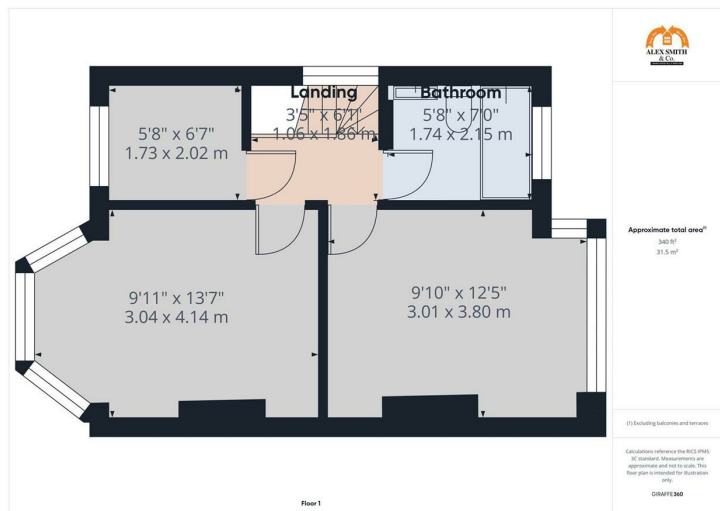
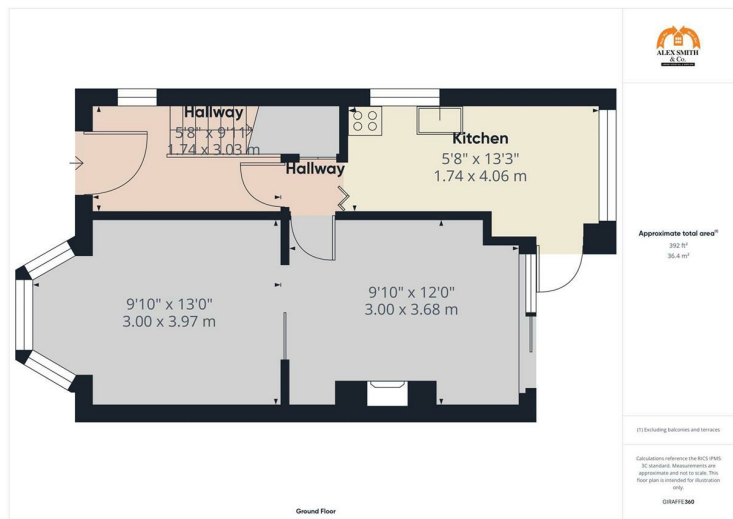






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	59	
(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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