



Ermington Crescent, Birmingham B36 8AP

welcome to

Ermington Crescent, Birmingham

EXTENDED SEMI DETACHED ** THREE BEDROOMS ** SIDE RECESSED GARAGE ** NO UPWARD CHAIN** EXTENDED LOUNGE & KITCHEN** IN NEED OF SOME MODERNISATION ** FREEHOLD **

Approach

Paved frontage with steps leading to porch. Shared dropped kerb and driveway leading to side recessed garage.

Porch

Windows to front and side. Front door opening into;

Hallway

Stairs to first floor landing, central heating radiator, door into lounge

Through Lounge/Dining Room

Double glazed bay window to front elevation, two central heating radiators, double glazed sliding patio door out to rear garden.

Kitchen

Double glazed window to side elevation, matching wall and base units with roll edge work surfaces over, single bowl, single drainer sink unit with mixer tap over, integrated oven and four ring gas hob. Tiling to splash back areas, double glazed window to rear elevation and double-glazing door in to garden.

First Floor Landing

Hatch to loft, double glazed window to side elevation, doors off to;

Bedroom One

Double glazed bay window to front elevation.

Bedroom Two

Double glazed window to rear elevation.

Bedroom Three

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, panelled bath, pedestal wash hand basin and low level flush wc. Tiling to splash back areas.

Rear Garden

Paved patio area, steps leading to lawn and panelled fencing to boundaries.

Garage





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Ermington Crescent, Birmingham

- SEMI DETACHED
- THREE BEDROOMS
- EXTENDED LOUNGE & KITCHEN
- SIDE RECESSED GARAGE
- NO UPWARD CHAIN

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAB112483 - 0003

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