

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

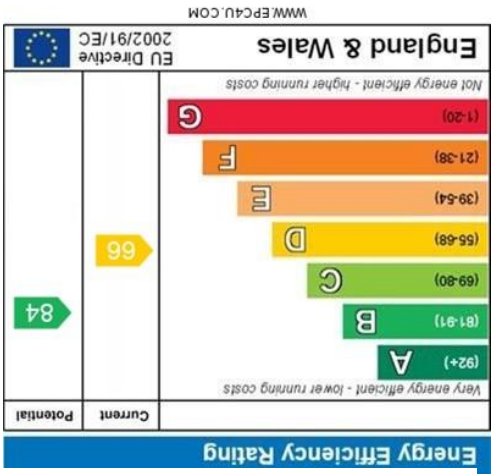


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



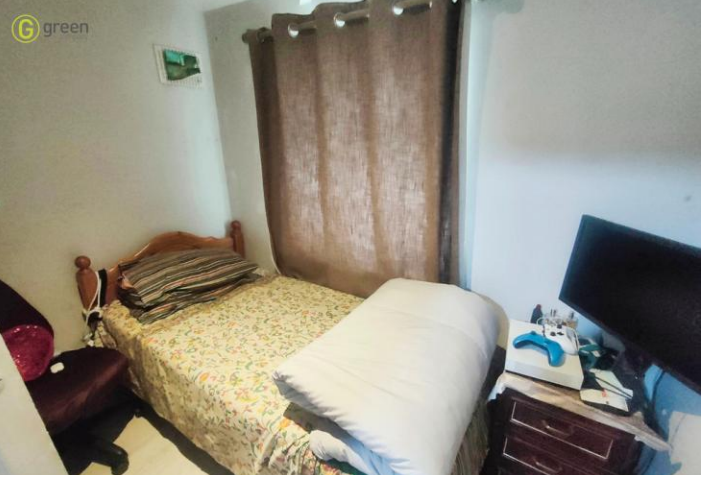
Castle Bromwich | 0121 241 1100



- EXTENDED THREE BEDROOM SEMI DETACHED
- THREE RECEPTION ROOMS
- SPACIOUS LOUNGE
- GARAGE
- BLOCK PAVED DRIVEWAY
- GENEROUS REAR GARDEN

Ermington Crescent, Hodge Hill , Birmingham, B36 8AS

£300,000



Property Description

Check out this extended three bedroom semi detached home situated in the ever popular location Emington Crescent. This home boasts spacious living with three reception rooms, modern style kitchen, downstairs shower room, block paved ample driveway for multiple vehicles, garage and generous rear lawn. Local amenities and transport links within 0.1 mile away. Call Green and Company to arrange your viewing.

Block paved driveway suitable for multiple vehicles with access to garage and front door.

HALLWAY With laminate flooring, radiator and doors to reception room, lounge and downstairs cloakroom and shower room.

LOUNGE 19' 3" x 14' 11" (5.87m x 4.55m) This is one spacious room and benefits from laminate flooring, radiator, French doors and door to kitchen.

KITCHEN 10' 5" x 10' 4" (3.18m x 3.15m) With modern gloss black units, gas hob, metro style brick tiling, quartz floor tiles, stainless sink, black worktop.

DINING ROOM 11' 10" x 10' 5" (3.61m x 3.18m) Having laminate flooring, radiator and bi-fold door to reception room.

RECEPTION ROOM 13' 2" into bay x 10' 5" (4.01m x 3.18m) With bay window to front, radiator and feature fireplace.

SHOWER ROOM Benefits from quadrant shower cubicle, electric shower, radiator, WC and vanity unit with sink.

BEDROOM ONE 13' 4" into bay x 10' 6" (4.06m x 3.2m) With bay window to front, laminate flooring, radiator.

BEDROOM TWO 12' 4" x 10' 1" (3.76m x 3.07m) With window to rear, laminate flooring, radiator.

BEDROOM THREE 8' 5" x 7' (2.57m x 2.13m) With window to rear, radiator and laminate flooring.

BATHROOM With tiled floor, bath, electric shower, vanity sink, WC, radiator, window to front.

GARAGE (Unmeasured) With up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Is a spacious area with patio area, lawn and fenced boundaries.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice available likely for EE, O2, Vodafone, limited Three and data likely available for EE, limited for Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.8Mbps.
Broadband Type = Superfast Highest available download speed 35 Mbps. Highest available upload speed 7Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
Networks in your area - Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT) which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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