Ermington Crescent,Birmingham B36 8AP

shipways

welcome to

Ermington Crescent, Birmingham

SEMI DETATCHEDDRIVEWAY**LOUNGE**MODERN KITCHEN / DINING ROOM**THREE BEDROOMS**FAMILY**BATHROOM**EXTENDED PROPERTY **LOCAL AMENITIES**

Agent Note

Agent Note

Front Garden

Entrance Hall

Lounge

Kitchen

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Rear Garden

welcome to

Ermington Crescent, Birmingham

- SEMI DETATCHED
- DRIVEWAY
- LOUNGE
- MODERN KITCHEN / DINING ROOM
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£240,000

Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/CAB112704

The Property Ombudsman

Property Ref:
CAB112704 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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