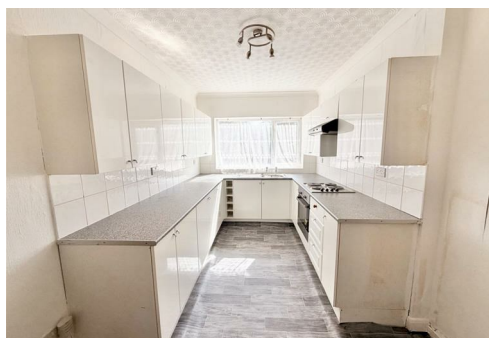




## **36 Ermington Crescent, Birmingham, B36 8AP**

### **Offers over £230,000**

This semi detached property situated in a very popular residential location briefly comprises porch, hallway, lounge, extended kitchen, three bedrooms and family bathroom. There is an enclosed rear garden and a driveway to the front leading to the side garage. Call NOW to view ! NO CHAIN !

## Approach

Via driveway with off road parking and area laid to lawn.



## Porch

Double glazed window and door to front and wall light point.

## Hallway

Door to front, stairs to first floor accommodation, storage cupboard, radiator and ceiling light point.

## Lounge

10'05 x 15'01 (3.18m x 4.60m)

Double glazed bay window to front, radiator and two wall light points



## Dining Area

10'06 x 12'05 (3.20m x 3.78m)

Double glazed sliding patio doors to rear, gas fire point, radiator and four wall light points.



## Kitchen

14'07 x 8'03 (4.45m x 2.51m)

Double glazed window to rear, wall base and drawer units, stainless steel sink with drainer and mixer tap, cooker, electric hob with cooker hood over, radiator and ceiling light point.



## Side Entry

Double glazed door to rear, wall mounted gas boiler.

## Landing

Double glazed window to side, loft access and ceiling light point.

## Bedroom One

13'06 max into bay x 10'06 into wardrobes (4.11m max into bay x 3.20m into wardrobes)

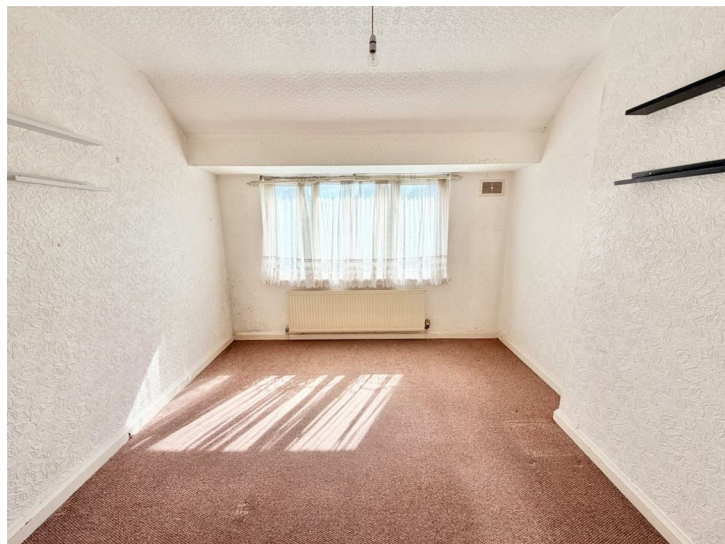
Double glazed bay window to front, built in wardrobes, radiator and ceiling light point.



### Bedroom Two

10'06 x 11'11 (3.20m x 3.63m)

Double glazed window to rear, radiator and ceiling light point



### Bedroom Three

8'05 x 7'00 (2.57m x 2.13m)

Double glazed window to rear, radiator and ceiling light point.



### Shower Room

Double glazed obscured window to front, low level w/c, hand wash basin, shower cubicle, radiator and ceiling light point.



### Rear Garden

Patio area, mainly laid to lawn and enclosed to neighbouring boundaries.



### Garage

16'09 x 7'03 (5.11m x 2.21m)

Up and over door to front, strip light point.

### Further Information

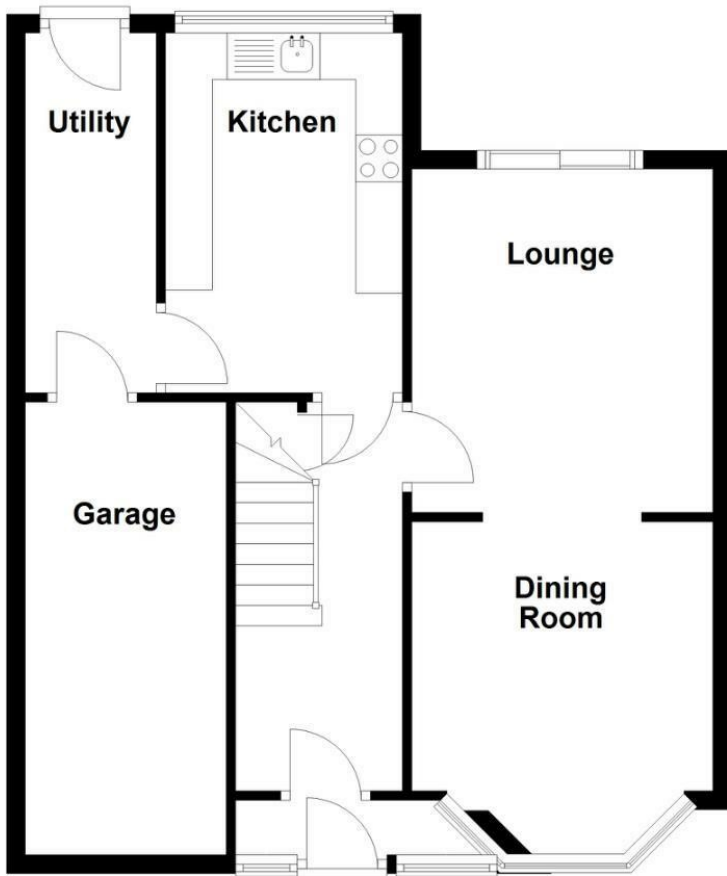
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B  
EPC Rating - D

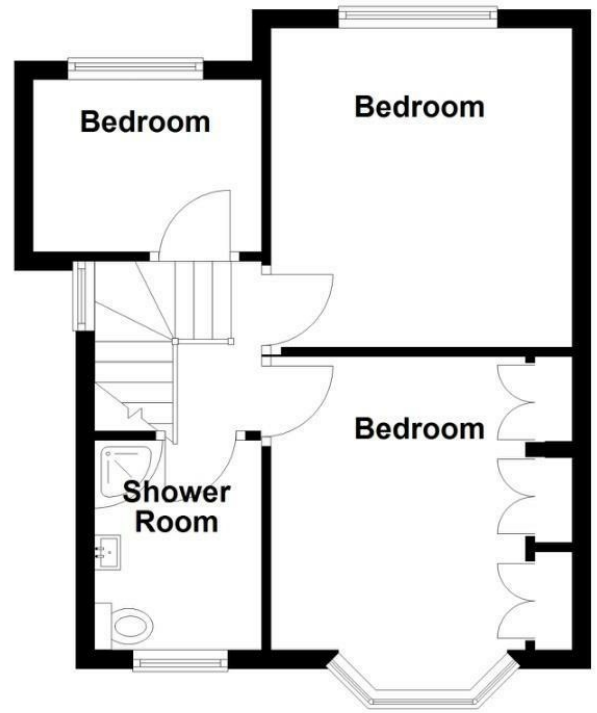
## Ground Floor

Approx. 58.8 sq. metres (632.7 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.7 sq. feet)



Total area: approx. 93.3 sq. metres (1004.5 sq. feet)



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         | 85        |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                | 63      |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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