



Simmons Crescent, Erdington
Birmingham, B23 5BJ

£280,000

Erdington

£280,000



This superbly presented modern style recently constructed semi-detached property occupies a convenient and sought after location set within close proximity of many desirable local amenities including shops, park and transport links.

Accessed via a welcoming hall with under stairs store and guest cloakroom the ground floor accommodation consists of a generous lounge with bay window to fore, useful storage cupboard off and a contemporary fitted dining kitchen with patio doors to garden.

To the first floor there are three good size bedrooms complimented by a family bathroom having a white suite.

Outside the house sits behind a driveway offering off road parking for vehicles with secure gated access to the immaculate low maintenance rear garden and patio.

An early viewing is essential to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS SUPERBLY PRESENTED
MODERN STYLE
SEMI DETACHED PROPERTY
BRIEFLY COMPRISES;

Hall

WC

Lounge 4.38m (14'5") x 3.00m (9'10")

Dining Kitchen 5.05m (16'7") x 3.17m (10'5")

Landing

Bedroom 1 5.05m (16'7") x 2.58m (8'6")

Bedroom 2 3.56m (11'8") x 2.77m (9'1")

Bedroom 3 2.19m (7'2") x 2.00m (6'7")

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 24th October 2025.

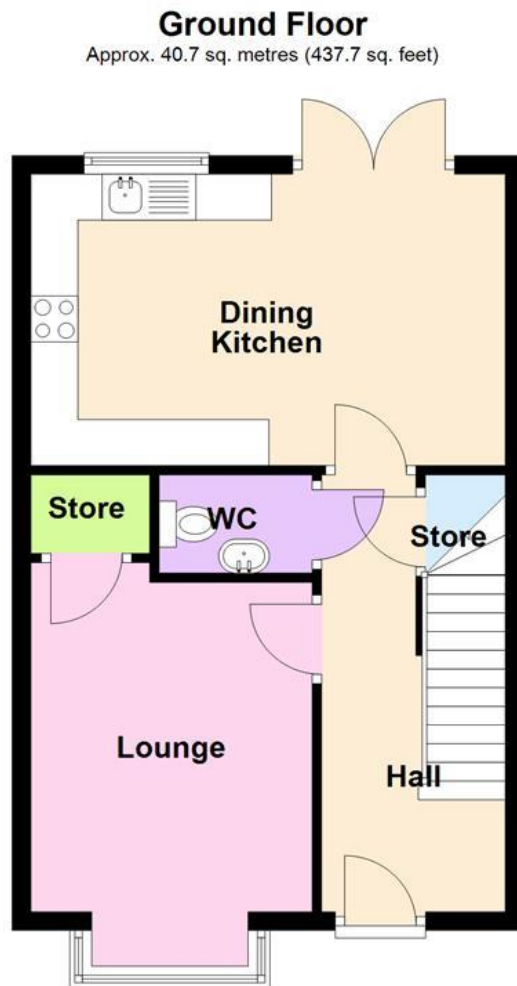
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: C
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 81.2 sq. metres (873.5 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

