



Simmons Crescent, Erdington
Birmingham, B23 5BJ

£285,000

Erdington

£285,000

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This conveniently located recently constructed modern style three bed semi-detached property is ideally situated for many sought after local amenities including shops, parks and transport links.

Accessed via a welcoming hall with storage and guest cloakroom off, the ground floor accommodation includes a well-proportioned contemporary kitchen and generous lounge dining room with storage off and having patio doors to the garden.

To the first floor the three good size bedrooms are complimented by a family bathroom with white suite including a panel bath with shower over.

Outside the front driveway provides off road parking for vehicles, with secure gated side access to the lawned rear garden and patio.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS CONVENIENTLY LOCATED
RECENTLY CONSTRUCTED
SEMI DETACHED PROPERTY
BRIEFLY COMPRISES;

Hall

Store

Lounge/Dining Room 5.06m (16'7") x 3.58m (11'9")

WC

Store

Kitchen 3.35m (11') x 2.74m (9')

Landing

Bedroom 1 5.06m (16'7") x 2.57m (8'5")

Bedroom 2 3.58m (11'9") x 2.72m (8'11")

Bedroom 3 3.33m (10'11") x 2.25m (7'4")

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: 14th 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. 80.6 sq. metres (867.0 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

