



Simmons Crescent, Birmingham





Property Description

A beautifully presented, recently-built property located in the popular area of Erdington, The property consist of a family lounge and an open plan contemporary fitted kitchen dining room, with guest WC off the entrance hallway. The first floor comprises of three good size bedrooms with an impressively presented family bathroom. This property is close to parks, shops, schools and eating establishments; with excellent travel links.

Entrance Hallway

Central heating radiator and stairs to first floor.

Guest W.C

5' 3" x 3' 7" (1.60m x 1.09m)

W.C, wash hand basin and central heating radiator.

Lounge

16' 5" into bay x 9' 11" (5.00m into bay x 3.02m)

Double glazed window to front elevation, central heating radiator and storage cupboard.

Kitchen/ Diner

16' 7" x 11' 9" (5.05m x 3.58m)

A range of wall and base units with work surface over incorporating a sink with drainer unit, integrated cooker, hob and dishwasher, central heating radiator and laminate flooring.

Bedroom One

16' 8" x 9' 1" (5.08m x 2.77m)

Two double glazed windows to front elevation and central heating radiator.

Bedroom Two

11' 9" x 9' (3.58m x 2.74m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

11' 4" x 7' 4" (3.45m x 2.24m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

W.C, wash hand basin, shower, laminate flooring and airing cupboard.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: B

Tenure: Freehold

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