



Simmons Crescent, Birmingham



Property Description

This modern three-bedroom home offers a clean, well-proportioned layout that works for both everyday living and long-term growth. The ground floor has a natural flow, with a full-width kitchen and dining space opening onto the rear garden, giving the property a sense of openness that most buyers prioritise in this price bracket. The separate lounge at the front provides a quieter retreat, balancing the social and private spaces effectively.

Upstairs, all three bedrooms are genuinely functional - something rare in typical Erdington three-beds. Bedroom One stretches the full width of the house, while Bedrooms Two and Three both provide comfortable proportions for children, guests, or dedicated workspace. The family bathroom is modern and neutral, with good natural light across the landing.

Externally, the property benefits from a private garden with lawn and patio, ideal for low-maintenance living. Off-road parking at the front adds everyday practicality, and the estate location offers a quieter residential feel while keeping you within quick reach of Chester Road, Gravelly Lane, and local amenities.

This is a strong option for buyers seeking a move-ready home with balanced space, a modern interior, and reliable access to Birmingham and Sutton Coldfield. Homes on Simmons Crescent are consistently in demand due to the estate layout, good rental performance, and the proximity to local schools, transport links, and Erdington town centre.

Lounge

16' 2" x 9' 10" (4.93m x 3.00m)
Front-facing reception room offering a bright, comfortable space ideal for everyday living or evening relaxation.

Kitchen/Diner

16' 6" x 10' 4" (5.03m x 3.15m)
Full-width kitchen and dining space with direct access to the rear garden. Modern units, integrated appliances, and room for a family dining table.

Wc

Useful downstairs toilet positioned off the hallway.

Bedroom One

16' 7" x 8' 6" (5.05m x 2.59m)
Full-length primary bedroom with ample space for wardrobes and storage.

Bedroom Two

11' 8" x 9' 2" (3.56m x 2.79m)
Good-sized double bedroom overlooking rear aspect.

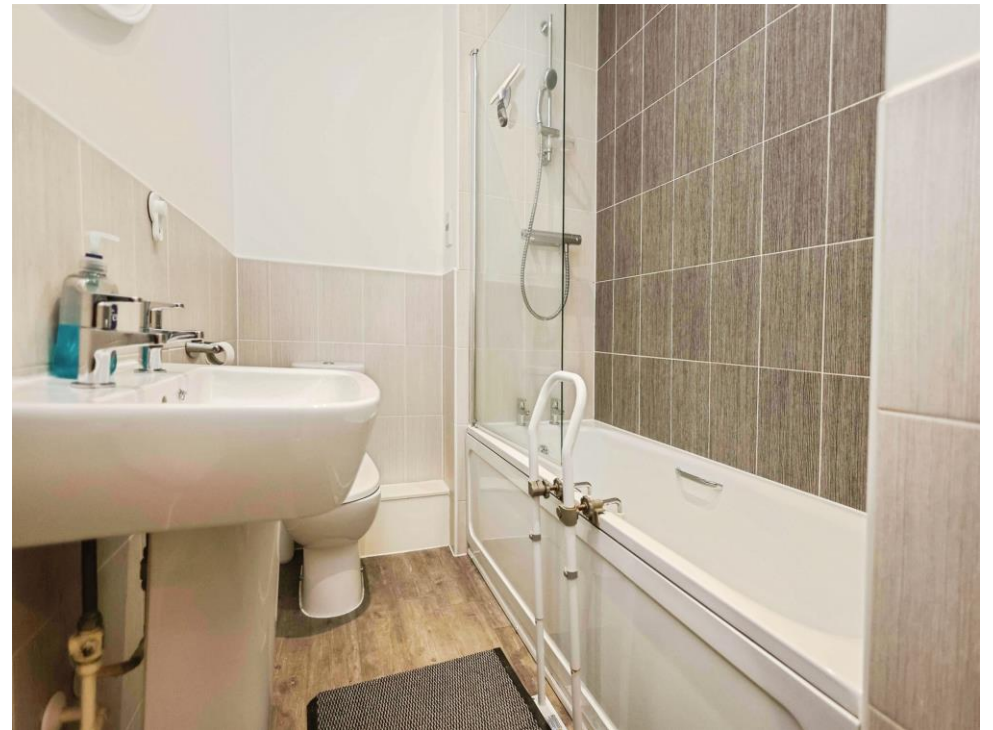
Bedroom Three

11' 2" x 7' 2" (3.40m x 2.18m)
Larger-than-average third bedroom ideal for a child, office, or guest room.

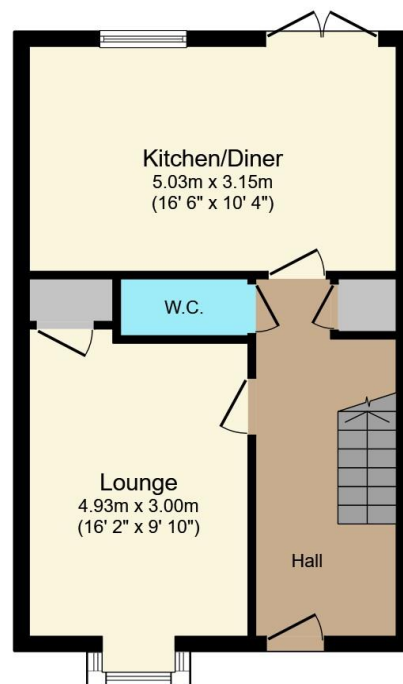
Bathroom

Modern family bathroom with bath, wash basin, and WC.

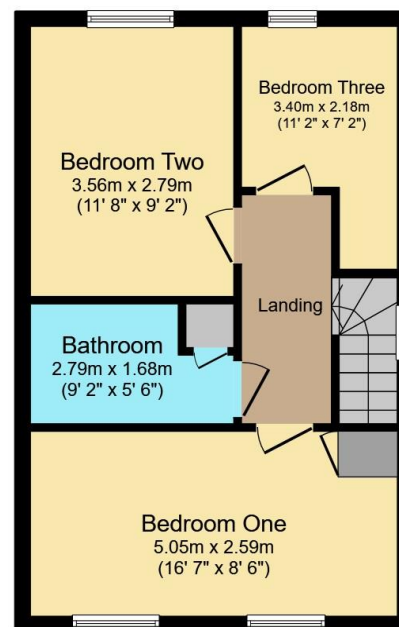








Ground Floor



First Floor

Total floor area 83.5 m² (899 sq.ft.) approx

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T 0121 373 6320
E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington
 BIRMINGHAM B23 6BJ

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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