



Simmons Crescent, Erdington
Birmingham, B23 5BJ

Offers in the Region Of £280,000

Erdington

Offers in the Region Of £280,000



This superbly presented modern three bed semi-detached property occupies a popular and enviable location set within close proximity of many desirable local amenities including play area, shops, schools and transport links both and rail.

The ground floor accommodation is accessed via a welcoming hall with guest cloakroom off and under stairs store, along with doors leading off to a good size lounge having storage off and a contemporary fitted dining kitchen enjoying access to the garden.

The three first floor bedrooms are complimented by a family bathroom fitted with a white suite.

Outside a double width driveway provides off road parking for vehicles and secure gated access to the garden which benefits from a patio, timer shed and decked area.

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





Property Specification

THIS MODERN THREE BEDROOM
SEMI-DETACHED PROPERTY
BRIEFLY COMPRISES;

Hall

Lounge 3.56m (11'8") x 3.03m (9'11")

WC

Dining Kitchen 5.06m (16'7") x 3.17m (10'5")

Landing

Bedroom 1 5.06m (16'7") x 2.66m (8'9")

Bedroom 2 3.56m (11'8") x 2.74m (9') plus 0.53m
(1'9") x 0.53m (1'9")

Bedroom 3 3.28m (10'9") max x 2.22m (7'3")

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: 13th November 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:

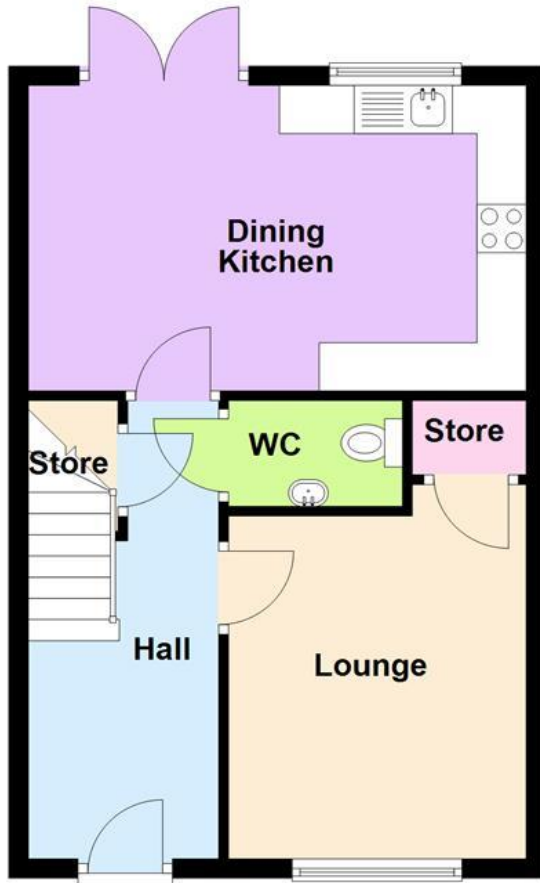
Services connected: Gas, electric, water and drainage
Council tax band: C
Tenure: Freehold

Floor Plan

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

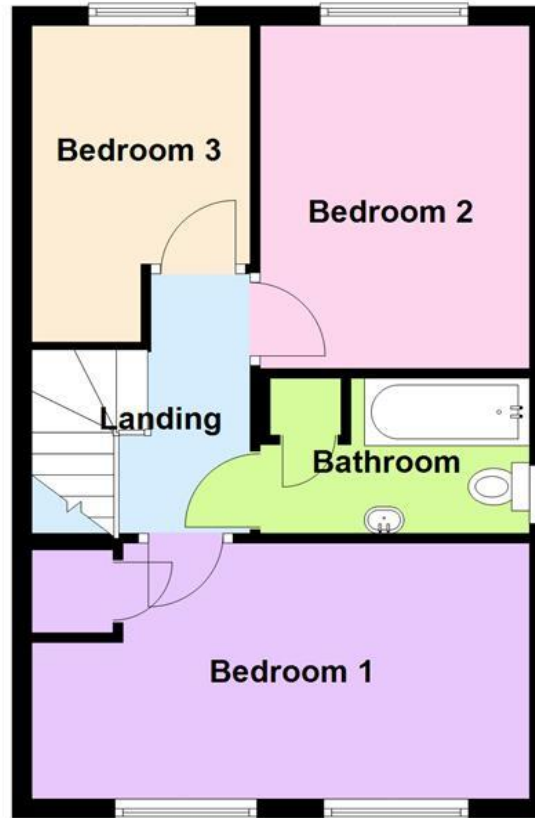
Ground Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



Total area: approx. 80.8 sq. metres (869.3 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

