



Simmons Crescent, BIRMINGHAM

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Property Description

This well-presented three-bedroom end-terrace home offers a practical and well-balanced layout, ideal for first-time buyers, growing families, or investors seeking a straightforward and lettable property. The accommodation is arranged over two floors and benefits from a generous rear garden and off-road parking to the front.

The ground floor centres around a spacious lounge/dining room, providing a versatile living space with clear separation for seating and dining furniture. The kitchen sits to the rear, offering good worktop space and direct access to the garden, while a useful ground floor W.C. adds everyday convenience.

To the first floor, the property offers three bedrooms, including a well-proportioned principal bedroom, along with a family bathroom accessed from the central landing. Externally, the rear garden is predominantly laid to lawn with fencing to boundaries, offering a private outdoor space, while the front provides driveway parking.

The property is situated within a popular residential area, offering access to local amenities, schools, and transport links, making it a practical and accessible location for a range of buyers.

Lounge / Dining Room

A spacious dual-purpose reception room offering ample space for both living and dining furniture, with natural light from the rear elevation.

Kitchen

Fitted with a range of wall and base units, work surfaces, integrated cooking appliances, and space for additional white goods. Door providing access to the rear garden.

Ground Floor W.C.

Fitted with a low-level W.C. and wash hand basin.



Bedroom One

A well-proportioned principal bedroom offering space for a double bed and bedroom furniture.

Bedroom Two

A further double bedroom overlooking the rear aspect.

Bedroom Three

A useful third bedroom, ideal as a child's room, home office, or guest space.

Bathroom

Fitted with a panelled bath, wash hand basin, and W.C., with tiling to splash areas.

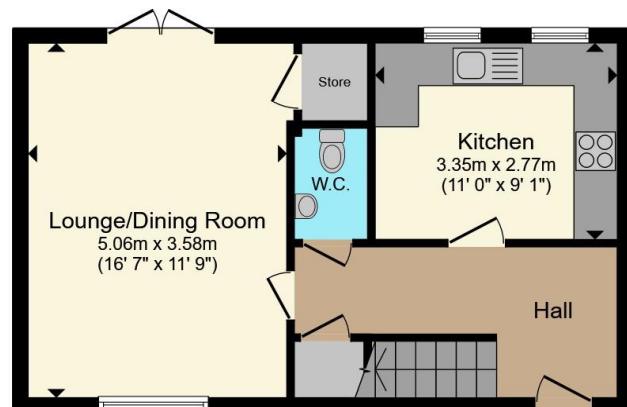
Rear Garden

A good-sized rear garden, mainly laid to lawn with fencing to boundaries, offering a practical outdoor space.

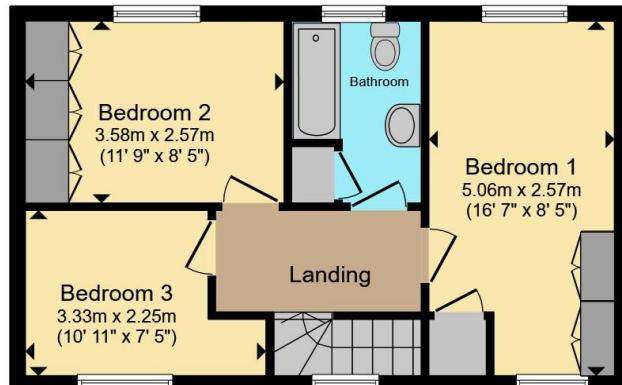








Ground Floor



First Floor

Total floor area 81.6 m² (878 sq.ft.) approx

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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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