



Simmons Crescent, BIRMINGHAM



Simmons Crescent, BIRMINGHAM, B23 5BJ

for sale offers in excess of
£280,000



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.

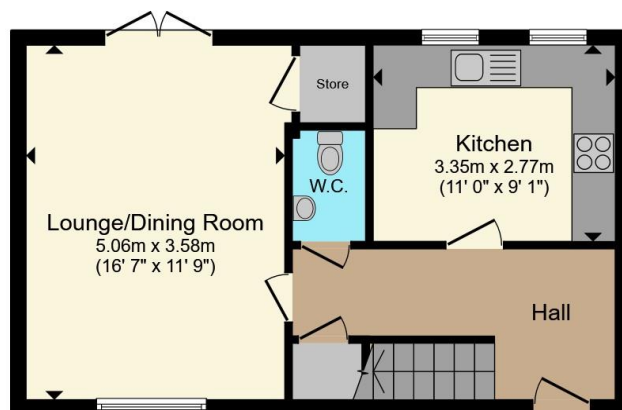
Rear Garden

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

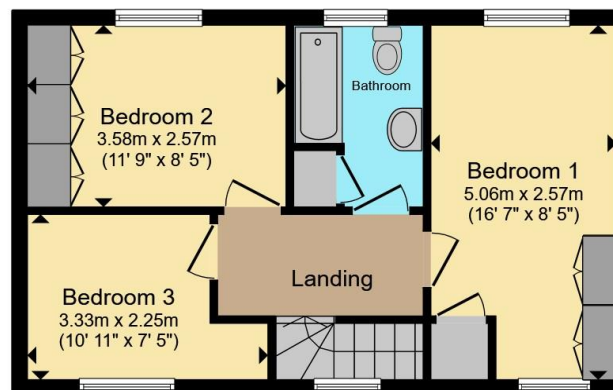








Ground Floor



First Floor

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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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