

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

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www.acres.co.uk

- Three bedroom family home
- Lounge/dining room
- Fitted kitchen
- Guest WC
- Family bathroom
- Block paved driveway
- Generous rear garden
- Convenient access to transport links
- Close to local shops, schools and amenities
- Viewing is recommended



SIMMONS CRESCENT, BIRMINGHAM, B23 5BJ - OFFERS AROUND £280,000

Situated in a popular residential area of Erdington, this well presented three bedroom family home offers spacious and versatile accommodation ideal for first time buyers, growing families or investors alike. The property benefits from excellent local amenities nearby including shops, supermarkets, cafes and schooling for all ages, whilst also offering convenient access to excellent transport links including road networks and nearby train stations providing direct routes into Birmingham City Centre and surrounding areas. The accommodation itself has been thoughtfully arranged throughout and briefly comprises a welcoming entrance hall, spacious lounge/dining room with French doors opening onto the rear garden, fitted kitchen and guest WC to the ground floor. To the first floor are three well proportioned bedrooms and a family bathroom. Externally, the property boasts a block paved driveway providing off road parking for two vehicles alongside a rear garden with lawn and patio areas, making it ideal for both relaxing and entertaining.

Accessed via a block paved driveway providing off road parking for two vehicles, with paved pathway to side and corner display area with trees and plants.

ENTRANCE HALL: Composite front entrance door to front, radiator, stairs rising to first floor landing, door to storage cupboard and further doors leading to:

LOUNGE/DINING ROOM: 16'08" x 11'02" PVC double glazed window to front, PVC double glazed French doors to rear garden, two radiators, door to storage cupboard and ample space for both lounge and dining room furniture.

KITCHEN: 11'00" x 9'09" Two PVC double glazed windows to rear, stainless steel sink and drainer set into roll top work surfaces with matching base and wall units and drawers, integrated oven with four ring gas hob and extractor hood over, space for fridge/freezer, space and plumbing for washing machine, tiled flooring and radiator.

GUEST WC: Low flushing WC, hand wash basin with tiled splashback and radiator.

LANDING: PVC double glazed windows to front, loft access point, radiator and doors leading to bedrooms and family bathroom.

BEDROOM ONE: 13'01" x 8'05" PVC double glazed windows to front and rear, radiator, double fitted wardrobes and door to storage cupboard.

BEDROOM TWO: 9'11" x 9'00" PVC double glazed window to rear, radiator and triple fitted wardrobes.

BEDROOM THREE: 8'04" x 7'04" PVC double glazed window to front, radiator and space for bedroom furniture.

FAMILY BATHROOM: Obscure PVC double glazed window to rear, panelled bath with shower over, low flushing WC, hand wash basin, half tiled walls, radiator and door to storage cupboard.

REAR GARDEN: Lawned garden with paved patio area for seating and fencing to all boundaries with a gate giving side access.

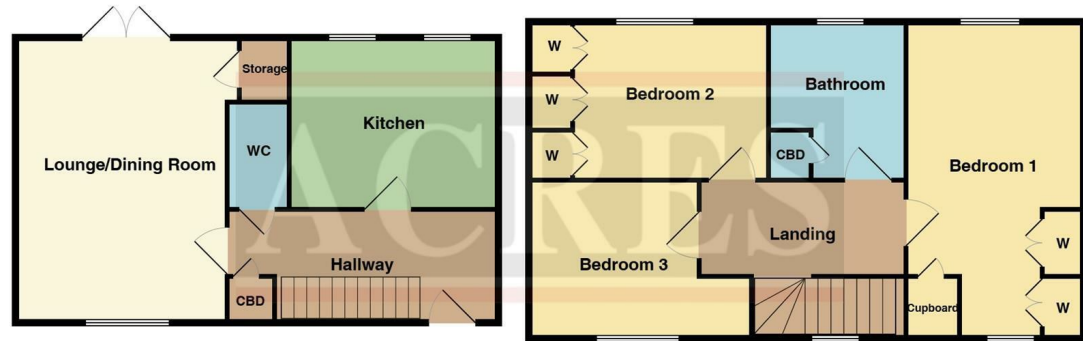


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.