



## 173 Simmons Drive, Quinton, B32 1SP

### Offers in excess of £200,000

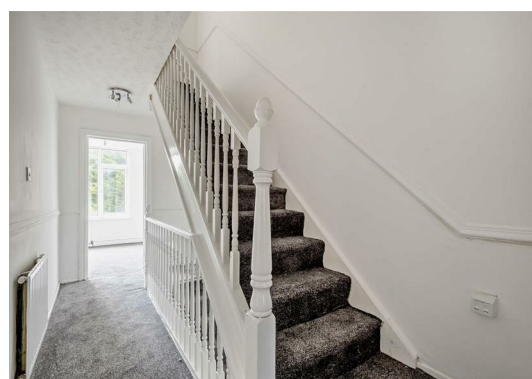
Welcome to this three-bedroom mid-terraced house located on Simmons Drive in the desirable area of Quinton, Birmingham. This property has been attractively priced to encourage a swift sale, making it an excellent opportunity for buyers ready to proceed.

As you enter the home, you will find a well-proportioned living space that is perfect for both relaxation and entertaining. The three bedrooms offer ample room for family living or can be easily adapted to suit your needs, whether that be a home office or guest room.

One of the standout features of this property is the garden to the rear, providing a lovely outdoor space for gardening, play, or simply enjoying the fresh air. It is an ideal spot for summer barbecues or a quiet evening under the stars.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and transport links, making it a practical choice for families and commuters alike.

Goodmove invites all interested buyers to arrange a viewing and discover the potential this property has to offer. Don't miss out on this fantastic opportunity to make this house your home. Please call for more information and to schedule your visit today.





Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

