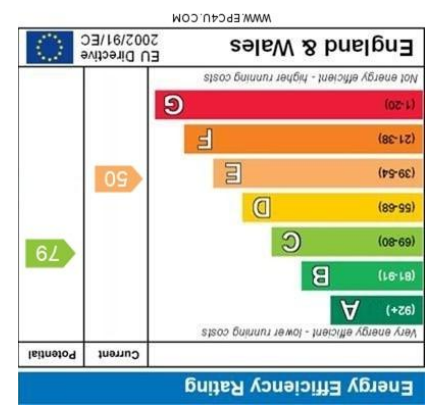


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- THREE BED SEMI DETACHED HOME
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- DOWNSTAIRS WC
- TWO RECEPTION ROOMS



Sycamore Road, Erdington, Birmingham, B23 5QH

Offers In Region Of  
 £325,000



## Property Description

Presenting a splendid semi-detached property, currently listed for sale. This delightful residence boasts a neutral décor that exudes a calming ambiance throughout. The property is comprehensive, offering a significant floor space that is divided into several functional areas. The house comes complete with two spacious reception rooms, an ideal space for both relaxation and entertainment. Whether you desire a cozy family space or an area for formal entertaining, these rooms can adapt to suit your needs. The property also houses a single, well-equipped kitchen. The kitchen area is designed to cater to all your culinary needs, offering plenty of storage and counter space. Furthermore, the residence comprises of three generously sized bedrooms. Each room has been designed with comfort and convenience in mind, providing the perfect private space for everyone in the family. Complementing the bedrooms is a well-appointed bathroom, which serves as a practical and personal space for all residents. The property is strategically located, with excellent public transport links and local amenities within close proximity. This makes it an ideal home for both families and couples who value convenience and accessibility.

In conclusion, this semi-detached property offers a perfect blend of comfort, functionality, and location. Its neutral décor and thoughtful layout create a welcoming environment that is sure to appeal to a wide range of prospective homeowners. This home is indeed a place where cherished memories can be created.

Give us a call now to book your viewing!

**ENTRANCE HALL** Providing access to both reception rooms, downstairs wc and stairs leading off.

**LOUNGE** 21' 7 max" x 11' 9" (6.58m x 3.58m) Two windows to side, window to rear, bay window to front.

**DINING ROOM** 10' 11" x 10' (3.33m x 3.05m) Window to front, two windows to side.

**REFITTED BREAKFAST KITCHEN** 16 max' x 11' 11 max" (4.88m x 3.63m) Having double glazed bow window, a range of wall and base units, ceiling light, radiator and power points.

**WC**

**LANDING** Providing access to all three bedrooms and family bathroom.

**BEDROOM ONE** 13' 4 max" x 11' 2" (4.06m x 3.4m) Carpeted and having double glazed window, fitted wardrobes and drawers, radiator, ceiling light and power points.

**BEDROOM TWO** 11' 9" x 8' 4" (3.58m x 2.54m) Carpeted and having two double glazed windows, radiator, ceiling light and power points.

**BEDROOM THREE** 9' 11" x 7' 6" (3.02m x 2.29m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BATHROOM** Having a double glazed window to rear, low level wc, wash basin, bath with overhead shower, heated towel rail and ceiling light.

**SUMMER HOUSE** Having power points and lighting.



Council Tax Band C - Birmingham

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for O2 and limited for EE, Three and Vodafone and data limited for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

