



88, SYCAMORE ROAD

ERDINGTON, BIRMINGHAM - GUIDE PRICE £375,000

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Why this home is Chosen...

Welcome to this meticulously crafted traditional family home, where every detail has been carefully considered to blend modern comfort with timeless charm. The current owners have excelled in designing and extending this traditional property into a modern and practical home.

Step into the heart of the home, where an open plan kitchen boasts sleek modern units, complemented by a stylish booth-style dining area, perfect for intimate family meals or hosting gatherings; complete with a ceiling height wine rack. Bi-fold doors seamlessly connect this space to the stunning landscaped garden, inviting the outdoors in and providing a picturesque backdrop for every occasion.

The front lounge exudes a bright and airy ambiance, adorned with beautifully preserved traditional features that add character and warmth to the space. A dedicated office/ playroom to the front offers a haven for little ones to explore and create, while a convenient downstairs w.c. adds practicality to the layout.

Upstairs, the master bedroom awaits, offering ample storage and a modern en-suite shower room for added convenience and luxury. Two further bedrooms provide comfortable accommodation for family members or guests, while a family bathroom completes the upper level with style and functionality.

Outside, the substantial garden beckons with its perfect zones for entertaining, including vast lawns for leisurely outdoor activities, decked area for dining and a dedicated children's play area for endless fun. Whether hosting gatherings with friends or enjoying quality time with loved ones, this enchanting home offers an idyllic retreat for every occasion.



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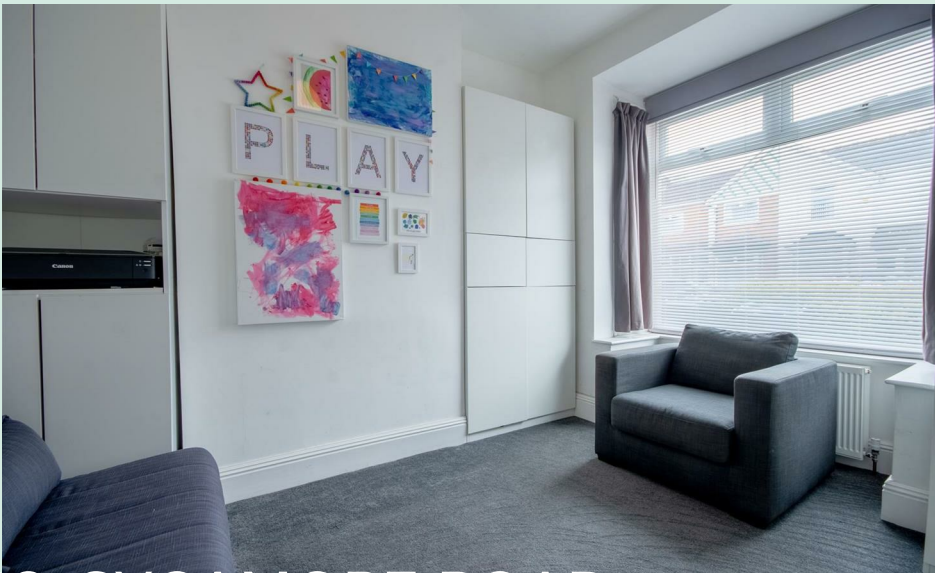
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88 Sycamore Road, B23 5QR

Approximate Gross Internal Area = 116.6 sq m / 1255 sq ft

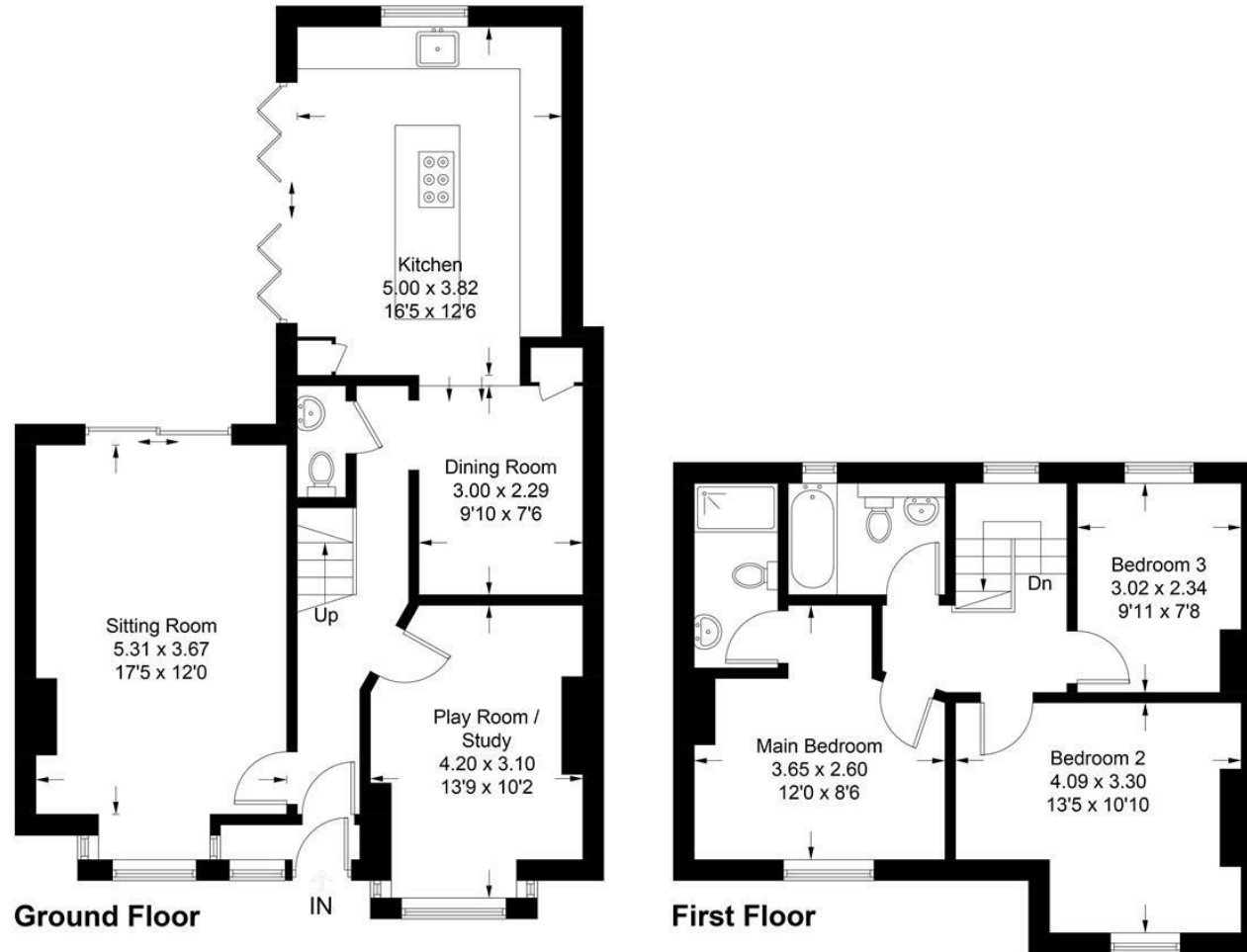


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076938)

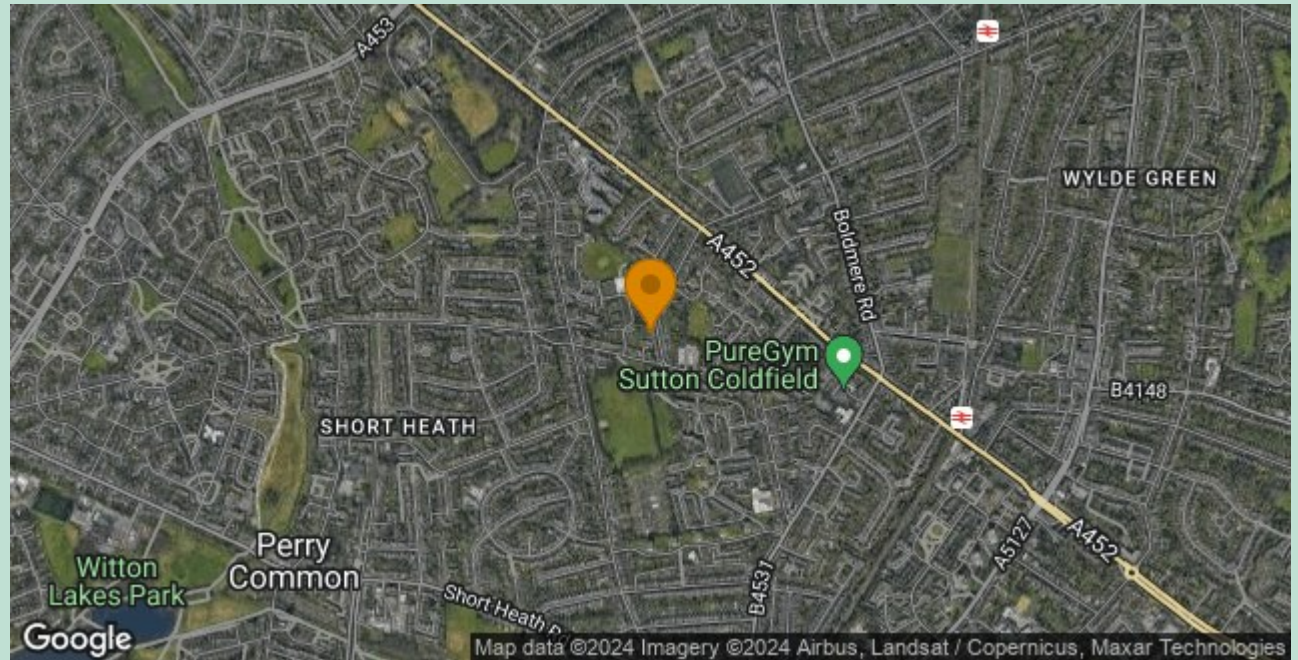
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Enquiries

88 Sycamore Road is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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Chosen Home Limited
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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