



Sycamore Road, Erdington
Birmingham, B23 5QH

Offers in the Region Of £325,000

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This extended well presented characterful double fronted three bed semi occupies a popular location set on the borders of Sutton Coldfield within close proximity of parkland and transport links.

The excellent accommodation on offer includes an extended lounge, separate dining room, modern breakfast kitchen and guest cloakroom along with a stylish first floor bathroom.

Outside a front drive offers off road parking whilst a side gate leads to a mature garden with generous multi purpose cabin. An early viewing is essential in order to avoid disappointment.





Property Specification

CHARACTERFUL EXTENDED DOUBLE FRONTED PERIOD SEMI
THREE BEDROOMS
FIRST FLOOR BATHROOM
SEPARATE LOUNGE AND DINING ROOM
CONTEMPORARY BREAKFAST KITCHEN

Hall

Lounge 6.58m (21'7") x 3.58m (11'9")

Dining Room 3.32m (10'11") x 3.06m (10')

Breakfast Kitchen 4.87m (16') x 3.63m (11'11")

WC

Porch

Landing

Bedroom 1 4.05m (13'4") max x 3.41m (11'2")

Bedroom 2 3.58m (11'9") x 2.54m (8'4") max

Bedroom 3 3.02m (9'11") x 2.29m (7'6")

Bathroom

A/C

Agent's Note:

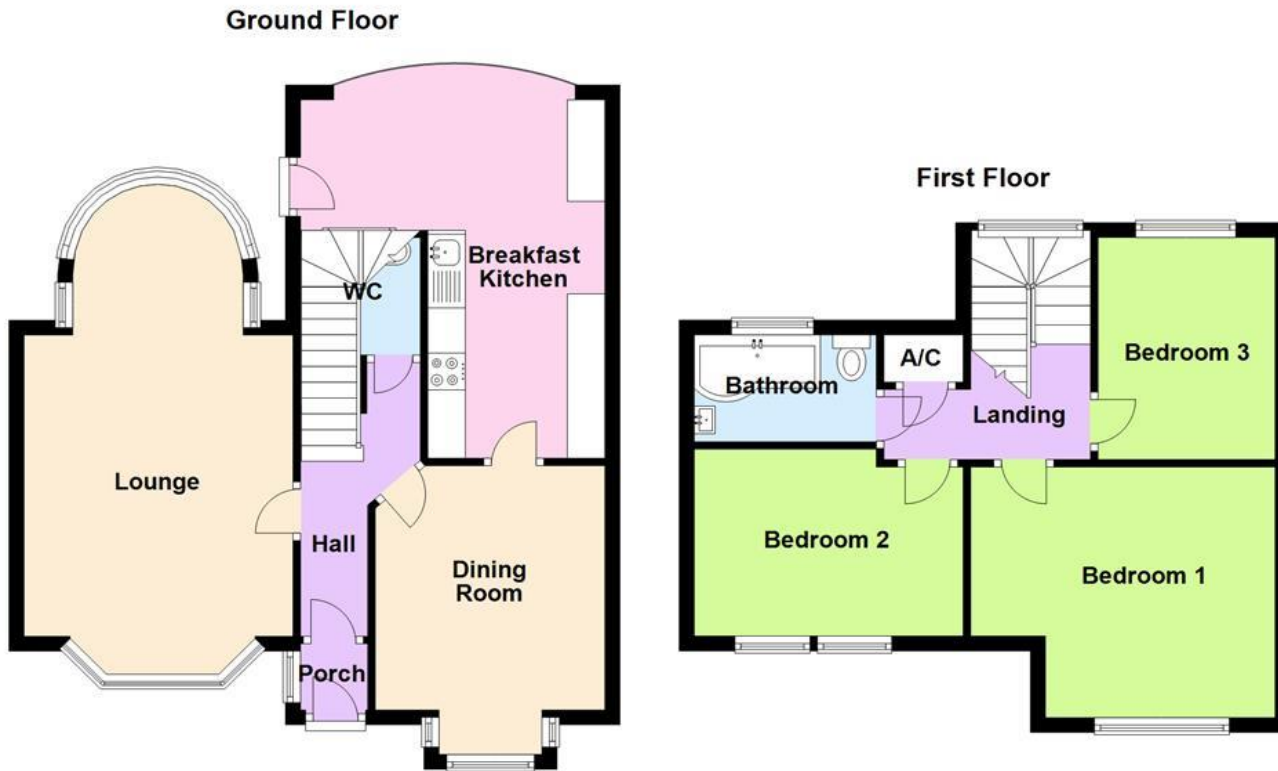
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Came on the market: 13th March 2024

Viewer's Note:

Services connected: Gas, Water, Electric, Drainage
Council tax band: C
Tenure: Freehold
Other Charges:

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Map Location

