

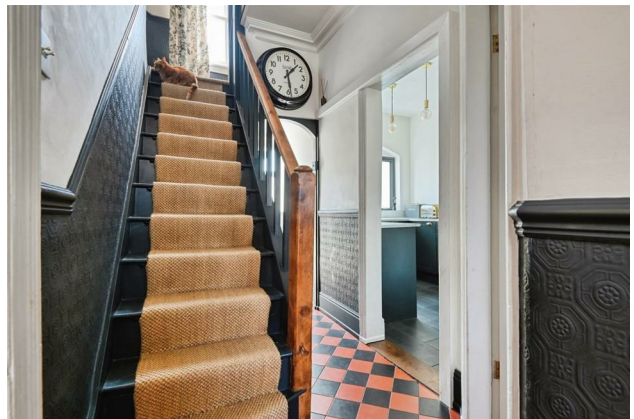
# HUNTERS®

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**1 Sycamore Road, Erdington, Birmingham, B23 5QP**

**Asking Price £385,000**

**Property Images**





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## Property Images



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**Ground Floor**



**First Floor**

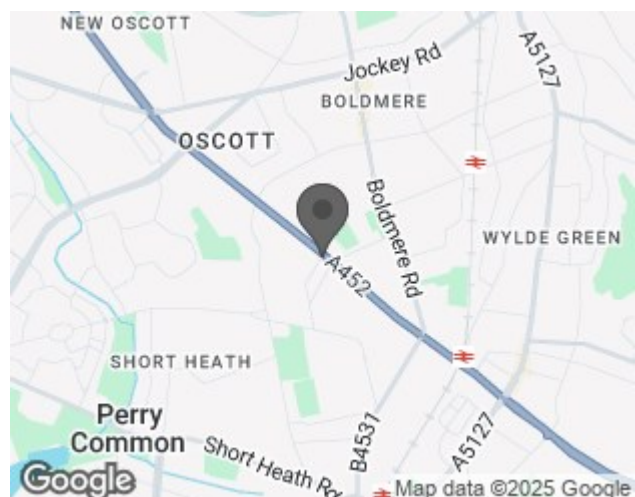
Total floor area 109.3 sq.m. (1,177 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## EPC

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

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Conveniently located for Boldmere amenities, this beautiful, traditional Edwardian semi-detached home offers a perfect blend of timeless charm and modern convenience. Boasting three excellent bedrooms, the property is ideal for growing families and has much to offer.

With a porch entrance and beautiful hallway, having traditional checkered tile flooring and stairs to first floor, the property boasts a welcoming feel. The through lounge features a stunning gas fireplace, beautiful windows with bespoke shutters and bifold doors to rear garden, creating a light and airy atmosphere. The separate snug has matching bespoke shutters and a feature mantle-piece and hearth, offering a fantastic space for a log burner or open fire, if desired.

The well-appointed kitchen, equipped with modern amenities including a double oven, gas hob, dishwasher, and fridge has beautiful work tops and ample cupboard space. The separate utility room provides additional storage and space for laundry, accompanied by a convenient downstairs W.C. There is also a useful pantry cupboard.

Upstairs, the three beautifully presented bedrooms offer generous space, with the added luxury of a Jack and Jill bathroom, making shared access easy and convenient for families.

Having been sympathetically modernised by the current owners, the property retains its classic Edwardian elegance while offering the comfort and functionality of modern living.

Outside, the home benefits from a lovely south facing rear garden with decking area, lawn, outbuilding for storage and rear patio, enjoying the last of the evening sunshine. To the front, the driveway offers off road parking.

This delightful home seamlessly combines character and practicality, offering a wonderful opportunity to own a truly lovely property. A viewing is strongly advised to avoid any disappointment.

## Features

- Stunning Edwardian Semi-Detached • Good Location for Primary Schools • Beautifully Presented Throughout • Three Bedrooms • Family Bathroom • Downstairs W.C • South Facing Rear Garden • Two Reception Rooms • Council Tax Band C • EPC TO FOLLOW