



**Connells**

Sycamore Crescent  
Erdington Birmingham



## Property Description

A well presented 5 bedroom detached property in a fantastic family area, with ample living space throughout and surrounded by lots of local amenities. Being within 1 mile of sought after primary and secondary schools, as well as walking distance to parks and leisure facilities, this property is superbly located and offers fantastic modern family living. Inside the home offers spacious living areas downstairs, with a good sized living room opening into a dining space, then out into a hand conservatory space to the rear. Off the living room features a fantastic kitchen with modern appliances and offers a second dining space if required. To the rear of the property is a superbly landscaped rear garden with incredible summer house at the back, an amazing feature for the kids. Upstairs offers 4 good sized bedrooms off a spacious landing, with the main bedroom having a modern en suite and multiple built in wardrobes. A stunning family bathroom also features off the landing. Uniquely, downstairs also features the fifth bedroom with another en suite, having originally been the garage, but converted for family members. Viewings highly recommended at this amazing family home.

Accessed via the front door the property comprises:

### Entrance Hall

With double glazed main door to the front, radiator to the wall and doors to:

### Living Room

16' 3" x 15' 9" MAX ( 4.95m x 4.80m MAX )

With under stairs cupboard, radiator, double glazed window to the front, archway through to the Dining Room

### Dining Room

10' x 8' 6" ( 3.05m x 2.59m )

With radiator, open archway to Living Room and double glazed sliding doors to the conservatory

### Kitchen

15' 3" x 10' MAX ( 4.65m x 3.05m MAX )

Fully fitted modern kitchen with a range of wall and base units with worktops over, a range of integrated appliances including dishwasher, double oven and fridge-freezer, gas hob with cooker-hood over, space and plumbing for washing machine and tumble dryer, radiator, double glazed window to conservatory and single door to the garden

### Conservatory

15' 9" x 13' 4" MAX ( 4.80m x 4.06m MAX )

With radiator and double glazed doors to the garden

### Bedroom 5/Garage Conversion

12' x 7' 9" ( 3.66m x 2.36m )

With radiator to wall, space for wardrobe and double glazed window

### En Suite

Fully tiled suite comprising low level WC, bidet, wash hand basin and heated towel rail

### First Floor Landing

With stairs from the ground floor, loft access with drop down ladder to a partially boarded loft and doors to:

### Bedroom One

13' 9" x 10' 2" ( 4.19m x 3.10m )

With radiator, built in wardrobes and cupboard, door to en-suite and double glazed window to the front

### En Suite

Partially tiled suite comprising shower cubicle with rainfall shower, low level WC, wash hand basin, heated towel rail, extractor fan and double glazed window

### Bedroom Two

11' 2" x 8' 1" PLUS RECESS ( 3.40m x 2.46m PLUS RECESS )

With radiator, wardrobe space and double glazed window to the front

### Bedroom Three

10' 2" x 9' 5" MAX ( 3.10m x 2.87m MAX )

With radiator, space for wardrobe and double glazed window to the rear

### Bedroom Four

9' 5" x 8' 2" MAX ( 2.87m x 2.49m MAX )

With radiator, space for wardrobe and double glazed window to the rear

### Bedroom Five

12' x 7' 9" ( 3.66m x 2.36m )

With radiator, space for wardrobe and double glazed window to the rear

### Bathroom

Fully tiled suite comprising walk in shower with rainfall shower installed, wash hand basin, low level WC, bidet, heated towel rail and double glazed window

### Outside

To the front is a block paved driveway.

To the rear is a fully enclosed garden with patio area, laid to lawn, side gate access, outside tap and Summer House to the rear with electrical power and lighting.









**Ground Floor**



**First Floor**

Total floor area 128.0 m<sup>2</sup> (1,377 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). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax Band: E

Tenure: Freehold

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