

Property details **approval form**

64 Sycamore Road, Handsworth, Birmingham, West Midlands, England, B21 0QL

Date: 19 December 2025

Property Ref and Version: DIG113181 - 0004

Not for marketing purposes **INTERNAL USE ONLY**

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£230,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > THREE BEDROOMS
- > ON ROAD PARKING
- > SOLD WITH NO ONWARD CHAIN
- > TENANT IN SITU
- > TRANSPORT LINKS TO CITY CENTRE
- > PRIME LOCATION

○ Short Description

AN IDEAL FIRST TIME PURCHASE - A three bedroom property, offering kitchen diner with separate lounge, bathroom & on road parking, three good size bedrooms & enclosed rear garden. Property has easy access to local amenities located in City centre.

○ Long Description

Here at Connells Birmingham City office we offer free advice on the house buying, selling, investing and letting process. Whilst also offering a large range of brand new build properties. We also offer mortgage advise should you need it whether you're a purchaser, seller or investor. Please contact us for more information.

○ Directions

○ Agents Note

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○ Room Description

Approach

On street parking.

Lounge

13' x 14' 2" (3.96m x 4.32m)

Double glazed window to the front.

Dining Room

13' 1" x 12' 8" (3.99m x 3.86m)

Double glazed window to the rear.

Kitchen

Fitted kitchen with wall and base units, work surfaces, sink and drainer, cooker point, tiled, double glazed window to the side.

Landing

Doors off to:

Bedroom One

12' 9" x 11' 5" (3.89m x 3.48m)

Double glazed window to the front.

Bedroom Two

10' 1" x 13' 4" (3.07m x 4.06m)

Double glazed window to the rear.

Bedroom Three

9' 2" x 7' 2" (2.79m x 2.18m)

Double glazed window to the rear.

Bathroom

Bath with shower overhead, wash hand basin, w.c, fully tiled.

Rear Garden

Hard landscaped garden.

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○ Room Description

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○ Room Description

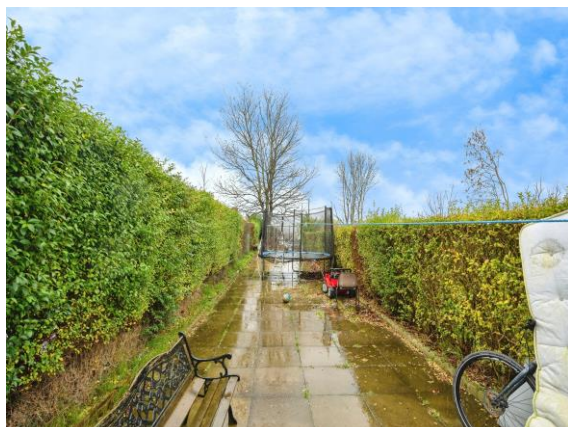
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○ Property Images



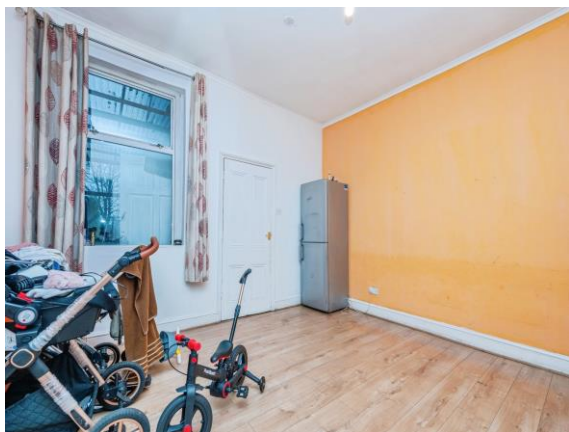
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☐ Floor Plan

☐ Approval

	Signature	Date
Keanu Griffiths		
Miss D. Rani		