



Connells

Sycamore Road
Erdington Birmingham



Property Description

A well-presented three-bedroom Edwardian double fronted semi-detached home located in a popular location close to main rail and road transport links. THE PROPERTY IS OFFERED WITH NO CHAIN. Has the benefit of off-road parking in the rear garden. Excellent sized front and rear gardens. The property has been extended and benefits from having an entrance hallway, dual aspect family lounge with feature fireplace, separate sitting room with walk-in bay window, extended breakfasting/dining/living family kitchen with utility area. There is a guest WC, three good sized bedrooms and a first-floor bathroom. The property benefits from having central heating and double glazing and has retaining character features.

Entrance Hallway

Having door giving access into the entrance hallway with internal doors to the lounge, dining room and open access into the fitting extended breakfast kitchen. Radiator to wall. Wood effect flooring and stairs lead to the first-floor landing.

Family Lounge

15' 4" plus door recess x 14' 11" maximum (4.67m plus door recess x 4.55m maximum)

Having double glazed walk-in bay window to the front, radiator to wall, double glazed french doors giving access into the rear garden, feature wooden fire surround, three wall light fittings, decorative dado railing. Please be advised this room is an irregular shaped room.

Separate Sitting Room

13' to include the bay x 9' 9" to include the recess (3.96m to include the bay x 2.97m to include the recess)

Having double glazed walk-in bay window to the front, radiator to wall, feature display recesses with built-in shelving and storage and cupboards.

Extended Family Dining/Kitchen

10' 5" to include the recess x 9' 5" (3.17m to include the recess x 2.87m)

Comprising a modern refitted kitchen having fitted base units with work surfaces over with matching upstand, fitted matching wall units, sink and drainer unit with mixer tap over, cupboards under. Integrated double electric oven, integrated electric hob with cooker hood and extractor fan. Integrated dishwasher, integrated fridge and freezer. Island style over-hang area providing seating and further work surface area. Parquet effect wooden flooring, archway to the family area/dining room and utility area.

Family Dining Area

10' 9" plus the door recess x 12' 1" plus the window recess (3.28m plus the door recess x 3.68m plus the window recess)

Having cupboard to wall housing the wall mounted central heating boiler. Having a range of base units with integrated washer/drier. Parquet effect wooden flooring, double glazed window to the side, coving to ceiling, double glazed french doors giving access into the rear garden, radiator to wall. Door to the side giving access to the porch area.

Side Porch Area

Having double glazed door into the garden and having door to the guest WC.

Guest WC

Having low level flush WC, wall mounted wash hand basin, tiled splash back and double-glazed window to the side

First Floor Landing

Having doors off to the three bedrooms and the family shower room, double glazed window to the rear, loft access with drop down ladder and door to built-in storage cupboard.

Bedroom One

13' 3" maximum x 11' 2" maximum (4.04m maximum x 3.40m maximum)

Having double glazed window to the front, radiator to wall.

Bedroom Two

9' 10" x 7' 7" maximum (3.00m x 2.31m maximum)

Having double glazed window to the rear, radiator to wall.

Bedroom Three

11' 8" maximum x 7' 8" plus the recess (3.56m maximum x 2.34m plus the recess)

Having double glazed window to the front, radiator to wall and TV aerial point.

Outside Front

The property is accessed via front pathway giving access to the front of the property with various plants and shrubs.

Rear Garden

Being an excellent sized rear garden and being located on a corner plot. The property benefits from having fencing to the sides and rear, having lawned area, mature borders, shrubs and planting. Decking area. Gated side access leading to the front garden and gated vehicular access for parking within the rear garden.







