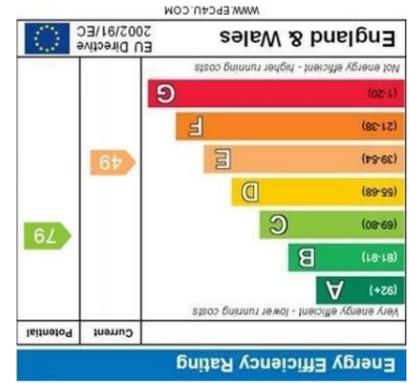


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Boldmere | 0121 321 3991



- TWO BEDROOM SEMI DETACHED HOUSE
- DOUBLE FRONT ASPECT
- CLOSE TO LOCAL AMENITIES
- OPEN PLAN KITCHEN/DINING ROOM
- LUXURY BATHROOM

Sycamore Road, Erdington, Birmingham, B23 5QR

£300,000



Property Description

Presenting an exceptional semi-detached property for sale, ideal for first-time buyers or families. The property is neutrally decorated, providing a blank canvas for you to create your own ideal home. This remarkable dwelling features two bedrooms, offering ample living space for a small family. Complementing the bedrooms, there is a single, well-appointed bathroom, ensuring the morning rush is well catered for. The property has a well-sized kitchen, perfect for preparing family meals or entertaining guests. The kitchen is the heart of the home and this one doesn't disappoint, offering plenty of room for all your culinary adventures. The residence also boasts two spacious reception rooms, providing an abundance of space for relaxation, entertaining, and family time. These areas are primed for you to add your personal touch and make them your own. Situated in a desirable location, the property benefits from excellent public transport links, making commuting a breeze. Additionally, local amenities are within easy reach, adding further value to this excellent investment opportunity. This property offers a unique opportunity to purchase a beautiful home in a prime location. Its neutral décor provides a blank slate for you to make your mark. For first-time buyers, this is a chance to step onto the property ladder. For families, this home offers room to grow and create lasting memories.

Don't miss out on this fantastic opportunity. Contact us today to arrange a viewing.

ENTRANCE HALL Tiled flooring, ceiling light, central heating radiator, power points, stairs to first floor, door leading to dining room, door leading to lounge and door leading to wc.

LOUNGE 13' 4" x 11' 8" (4.06m x 3.56m) Carpeted, two ceiling lights, central heating radiator, power points, double glazed bay window to front and double glazed window to rear.

DINING ROOM 11' x 9' 10" (3.35m x 3m) Tiled flooring, ceiling light, central heating radiator, double glazed bay window to front, power points and opening into kitchen.

KITCHEN 9' 10" x 7' 3" (3m x 2.21m) Tiled flooring, ceiling spotlights, range of wall and base units, built-in oven, hob and extractor fan, space for white goods, sink and drainer, power points, double glazed window and door to veranda.

DOWNSTAIRS WC 5' 2" x 4' 3" (1.57m x 1.3m) Tiled flooring, ceiling light, tiled walls, low level wc, hand wash basin, window to rear.

VERANDA 14' x 10' 6" (4.27m x 3.2m) Power points, windows and doors to rear garden, outdoor water tap.

FIRST FLOOR LANDING Carpeted, ceiling light, power points, loft access and double glazed window to rear.

BEDROOM ONE 13' 1" x 11' 8" (3.99m x 3.56m) Carpeted, ceiling light, double glazed window to front, central heating radiator, power points.

BEDROOM TWO 12' max x 11' max (3.66m x 3.35m) Carpeted, ceiling light, double glazed window to front, power points and central heating radiator.

SHOWER ROOM 9' 10" x 7' 5" (3m x 2.26m) Tiled throughout and having bath with over head shower, low level wc, wash basin, double glazed window and ceiling light.

OUTSIDE To the front of the property is a driveway providing off road parking and side access to rear garden.

To the rear of the property is an enclosed rear garden, paved patio area, fruit trees, shrubs and herbaceous borders.



Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for O2 and limited for EE, Three and Vodafone and limited data available for EE, Three, O2 and Vodafone

Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

