

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

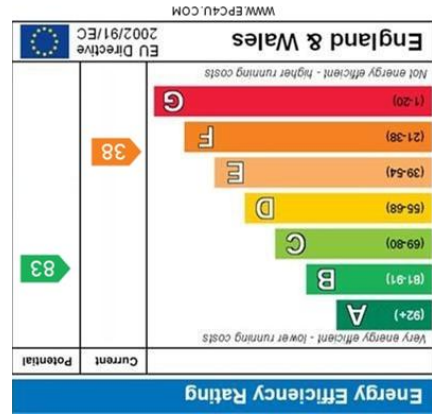


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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 Conveyancer.



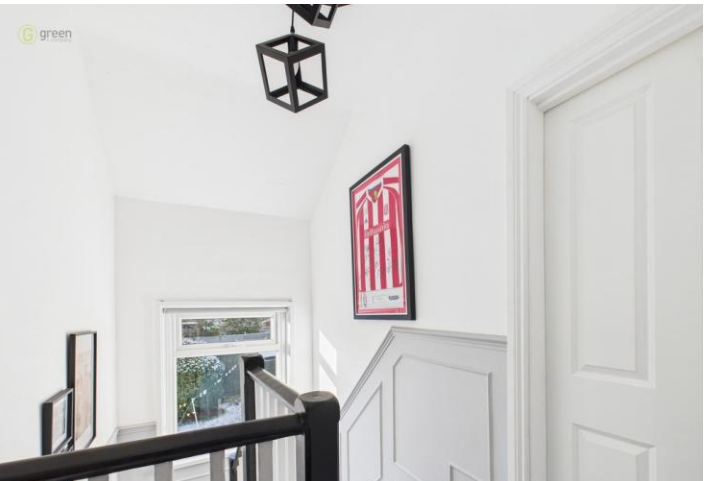
Boldmere | 0121 321 3991



- CHARMING SEMI-DETACHED PROPERTY
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- DOWNSTAIRS WC
- MODERN BATHROOM
- FITTED KITCHEN

Sycamore Road, Erdington, Birmingham, B23 5QR

Offers In Excess Of
 £315,000



Property Description

Discover Sycamore Road, Erdington – a stunningly decorated 3-bedroom semi-detached home that truly has it all! Step inside to find a modern kitchen perfect for entertaining, a sleek bathroom designed for relaxation, and two spacious reception rooms ideal for family gatherings or cosy evenings. The downstairs WC adds extra convenience. Outside, enjoy a driveway providing hassle-free parking and a private garden, perfect for outdoor fun or peaceful retreats. Don't miss the chance to make this beautiful house your new home – schedule a viewing today and envision your future here!

PORCH With double glazed window and door to front and further door into:-

HALL Having stairs to first floor, radiator and doors to; lounge, dining room, downstairs WC and kitchen.

LOUNGE 13' 4" x 11' 9" (4.06m x 3.58m) Having open fireplace and Mandala, double glazed bay window to front, double glazed window to rear and radiator.

DINING ROOM 13' 3" x 9' 9" (4.04m x 2.97m) Having fireplace, double glazed window to front and radiator.

WC Having double glazed window to rear, wash basin, WC and central heating boiler.

KITCHEN 17' 4" x 7' 4" (5.28m x 2.24m) Having a range of wall and base units, induction hob, hob and double glazed window and door to rear garden.

FIRST FLOOR

BEDROOM ONE 11' 2" x 7' 7" (3.4m x 2.31m) Having built in wardrobe, double glazed window to front and radiator.

BEDROOM TWO 6' 6" x 12' 0" (1.98m x 3.66m) Having double glazed window to front and radiator.

BEDROOM THREE 6' 3" x 8' 4" (1.91m x 2.54m) Having double glazed window to rear and radiator.

BATHROOM Having double glazed window to rear, bath with shower over, wash basin and WC.

Council Tax Band C Birmingham City Council

Utility Supply
Electric - Mains
Gas - Mains
Water - Mains
Heating - Central Heating
Sewerage - Mains

Flood Risk
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as low

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:
EE, O2, Vodafone - Good outdoor, variable in home
Three - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.8Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- Openreach, Virgin Media, CityFibre

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