



26 Sycamore Drive, Hollywood, B47 5QX

Price Guide **£459,950**

- Modern Executive Detached Property
- Two Reception Rooms
- Fitted Breakfast Kitchen & Utility
- Conservatory
- Four Bedrooms
- Master En-Suite + Refitted Family Bathroom
- Generous Landscaped Gardens
- Energy Performance Rating - C

0121 709 3300

26 Sycamore Drive, Hollywood, Birmingham, B47 5QY

A beautifully presented executive detached home built by "Bovis Homes" on their prestigious Hollywood Grange development offering deceptively spacious accommodation. The impressive accommodation briefly comprises hall, cloakroom/wc, lounge(with Inglenook Fireplace), dining room, conservatory, fitted breakfast kitchen, utility room, Master bedroom with en suite, three further bedrooms, refitted bathroom, generous gardens with private aspect and double garage.

APPROACH MAX

Set back from the road behind a well stocked deep foregarden mostly laid to lawn with tarmacadam driveway enabling off road parking for four vehicles that leads to a large enclosed storm porch entrance.

ENCLOSED STORM PORCH

Ceramic floor tiling, wall light point, tongue and groove panelled ceiling, glazed door to:

WELCOMING HALLWAY

A lovely entrance to this home with two ceiling light points, decorative dado rail, decorative ceiling coving, stairs rising to first floor landing, doors to cloakroom/wc, lounge and kitchen.

SPACIOUS LOUNGE

21' 4" (6.5M) X 15' 0" (4.57M)

Having a fabulous Inglenook fireplace with coal effect gas fire, decorative hood, exposed brick surround and ceramic tiled hearth, telephone point, single panel radiator, two wall light points, TV aerial point, decorative ceiling coving and dado rail, double glazed bay window to front aspect, double doors to:



DINING ROOM

12' 0" (3.66M) X 11' 9" (3.58M)

Decorative ceiling coving and dado rail, double panel radiator, ceiling light point, double glazed patio doors to:



CONSERVATORY

12' 1" (3.68M) X 11' 8" (3.56M)

Ceramic floor tiling, ceiling light fan, double glazed French doors to rear garden.

FITTED DINING KITCHEN

21' 2" (6.45M) X 8' 5" (2.57M)

A beautifully appointed kitchen comprises a range of wall and base units with solid wood work surface over, complementary tiling to splash prone areas, one and a half bowl sink and drainer unit, integrated dishwasher, fridge and freezer, AEG four burner gas hob, double oven, TV aerial point, telephone point, two ceiling light points, ceramic floor tiling, double panel radiator, UPVC double glazed window and sliding patio door to rear aspect, door to:



UTILITY

7' 4" (2.24M) X 6' 8" (2.03M)

A well appointed utility with matching wall and base units, solid wood work surface over, stainless steel sink and drainer unit, space and plumbing for washing machine, wall mounted British Gas boiler, ceramic floor tiling, double glazed door to rear garden.

CLOAKROOM/WC

Low level flush wc, wash hand basin, single panel radiator, tiling to splash prone areas, ceiling light point, extractor fan.

FIRST FLOOR LANDING

Single panel radiator, loft access with ladder and being boarded, double glazed window to side aspect, door to airing cupboard with shelving, doors to all bedrooms and family bathroom.

MASTER BEDROOM

20' 8" (6.3M) X 15' 3" (4.65M)

A spacious master bedroom comprising a range of fitted furniture that includes triple wardrobes, vanity unit with dressing table, chest of drawers, wash hand basin, shaver point, matching bedside cabinets, two single panel radiators,, ceiling light point, wall light point, two double glazed windows to front aspect and door to:



EN SUITE

8' 2" (2.49M) X 6' 1" (1.85M)

Ideal Standard suite comprises low level flush wc, pedestal wash hand basin, bidet, panel bath with shower attachment over, complementary tiling to walls, double panel radiator, ceiling spot lights, double glazed window to side aspect.

BEDROOM TWO

12' 0" (3.66M) X 11' 10" (3.61M)

Single panel radiator, ceiling light point, double glazed window to rear aspect.

BEDROOM THREE

12' 5" (3.78M) X 9' 11" (3.02M)

Fitted wardrobes with vanity unit and mirror, single panel radiator, ceiling light point, double glazed window to front aspect, telephone point, TV aerial point.

BEDROOM FOUR

11' 6" (3.51M) X 8' 6" (2.59M)

Single panel radiator, ceiling light point, double glazed window to rear aspect, telephone point.



FAMILY BATHROOM

9' 4" (2.84M) X 8' 7" (2.62M)

A stunning re-fitted three piece Heritage suite comprising low level flush wc, pedestal wash hand basin, corner bath, chrome thermostatic shower over, complementary ceramic tiling to walls and floor, decorative dado rail, single panel radiator, shaver point, ceiling spot lights, double glazed window to rear aspect.

REAR GARDEN

A beautifully landscaped mature rear garden being mostly laid to lawn with well stocked borders, York stone paved patio area that leads to both sides of the property feature pergola with climbing Clematis, timber garden shed, the garden offers a good degree of privacy, access to front through side gateway, Cotswold stone pathway leading to rear of garden, external water supply and security lighting.

GARAGE

18' 5" (5.61M) X 16' 7" (5.05M)

Twin up and over doors, power supply and lighting.



Ground Floor
Approx. 113.8 sq. metres (1225.3 sq. feet)



First Floor
Approx. 91.9 sq. metres (989.2 sq. feet)



Total area: approx. 205.7 sq. metres (2214.6 sq. feet)



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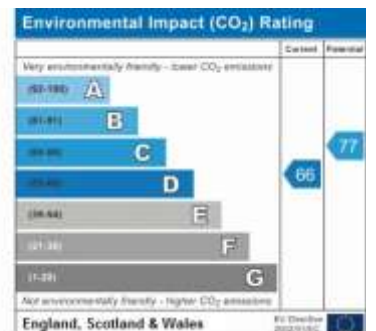
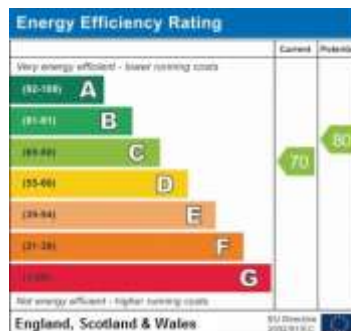
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