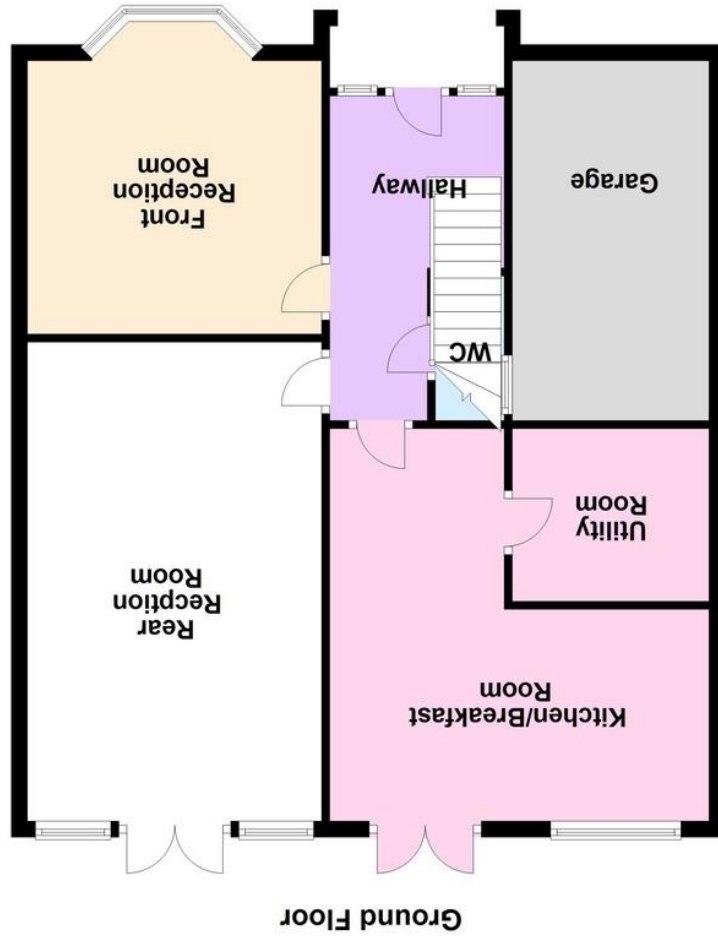
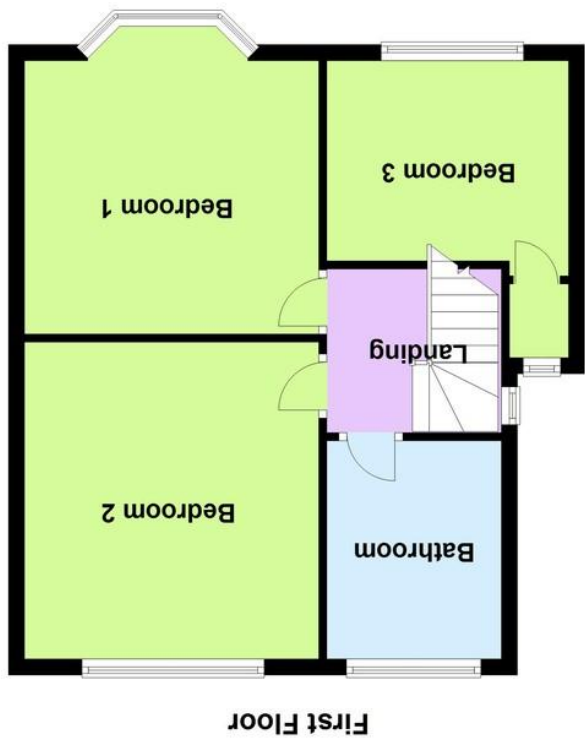


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	61
Potential	83

Walmley | 0121 313 1991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed ..... Date .....



- A BEAUTIFULLY PRESENTED EXTENDED TRADITIONAL STYLE FAMILY HOME
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- SUPERB OPEN PLAN KITCHEN/DINER WITH UTILITY ROOM OFF
- THREE DOUBLE BEDROOMS
- LUXURY APPOINTED FAMILY BATHROOM

272 Eachelhurst Road, Walmley, Sutton Coldfield, B76 1EP

Offers In Region Of  
 £425,000

## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

Sought after residential location backing onto Pype Hayes golf course, this beautifully extended traditional style detached family home occupies this sought after residential location, within easy access of the shops and amenities within Walmley village with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation which has been upgraded throughout by the current vendors to a high specification yet retaining many character features briefly comprises entrance porch, welcoming reception hallway, guest cloakroom, front reception room, extended rear reception room, superbly extended open plan kitchen/diner, utility room, landing, three double bedrooms, luxury appointed family bathroom with separate shower, multi vehicle block paved driveway giving access to the garage, to the rear is a large extensive mature rear garden backing onto Pype Hayes golf course. Early internal viewing of this property is highly recommended.

**OUTSIDE** To the front the property is set well back from the main road behind a multi vehicle block paved driveway with raised planted borders, shrubs and trees, access to the garage and gated access to rear, external light.

**STORM PORCH** With light.

**WELCOMING RECEPTION HALLWAY** Being approached via stained glass leaded front door with matching side screens with oak flooring, radiator, spindled turning staircase off to first floor accommodation, door through to guest cloakroom and doors off to all rooms.

**GUEST CLOAKROOM** Having a white suite comprising wash hand basin with chrome mixer tap and tiled splash back surrounds, low flush wc, tiled floor and glazed window to side elevation.

**FRONT RECEPTION ROOM** 16' into bay x 12' 1" (4.88m x 3.68m) Focal point of the room is a feature stone fireplace with surround and hearth, fitted picture rail, radiator, walk-in leaded double glazed bay window to front.

**EXTENDED REAR RECEPTION ROOM** 19' 7" x 12' (5.97m x 3.66m) Focal point of the room is a feature stone fireplace with surround and hearth, fitted with log burning stove, coving to ceiling, fitted picture rail, ornate ceiling rose, two radiators, leaded double glazed French doors with matching side screens giving access to rear garden.

**EXTENDED KITCHEN BREAKFAST ROOM** 16' 1" max 8' 8" min x 15' 7" max 6' 11" min (4.9m x 4.75m) Having been refitted with a bespoke range of wall and base units with granite work top surfaces over, incorporating inset Belfast sink unit with antique style mixer tap with splash back surrounds, fitted Rangemaster Noir range cooker with fitted double extractor hood over, integrated fridge, down-lighting, space for breakfast table and chairs, two radiators, two double glazed Velux skylights and door through to utility room.

**UTILITY ROOM** 6' 11" x 6' 9" (2.11m x 2.06m) Having a range of wall and base units with work top surfaces over, incorporating inset stainless steel sink unit with side drainer and mixer tap, space and plumbing for washing machine, tiled floor, pedestrian access door through to garage, radiator, double glazed window to side and opaque double glazed door giving access to side.

**FIRST FLOOR LANDING** Being approached via a spindled turning staircase passing leaded double glazed opaque window to side, with doors off bedrooms and bathroom.

**BEDROOM ONE** 15' 10" into bay x 12' (4.83m x 3.66m) With walk-in leaded double glazed bay window, fitted picture rail, chimney breast, radiator.

**BEDROOM TWO** 13' x 11' 2" (3.96m x 3.4m) With leaded double glazed window with fantastic views over the rear garden, fitted picture rail, radiator.

**BEDROOM THREE** 9' 11" x 8' 9" (3.02m x 2.67m) Having leaded double glazed window to front, access to loft via pull down ladder, fitted picture rail, radiator and door through to useful built-in storage room with double glazed window to rear.

**BATHROOM** Being luxuriously re-appointed with a four piece white suite comprising double ended bath with mixer tap and shower attachment, wash hand basin set on pedestal with mixer tap, low flush wc, full complementary tiling to walls and floor, fully tiled shower cubicle with shower over, chrome ladder heated towel rail and opaque double glazed windows to side and rear elevation.

**GARAGE** 13' 5" x 8' 1" (4.09m x 2.46m) Having up and over door to front light and power. Wall mounted central heating boiler.

**OUTSIDE** To the rear is a good size well established rear garden with full width paved patio, pathway with gated access to front, steps leading to mature garden with an abundance of shrubs, trees, landscaped garden with lawn and steps leading up the garden with pagoda, timber framed garden shed and summerhouse, fencing to perimeter and to the top of the garden with gated access onto Pype Hayes golf course.

Council Tax Band E - Birmingham City Council

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.

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