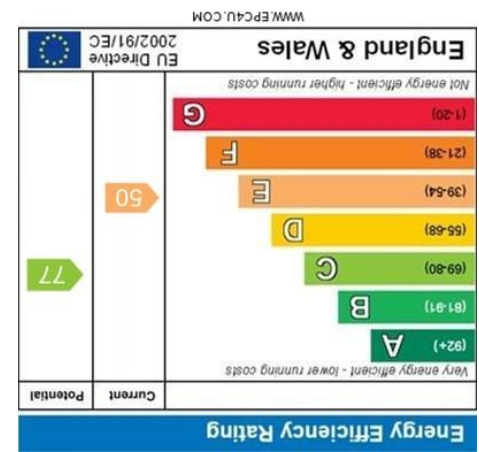


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
if 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.



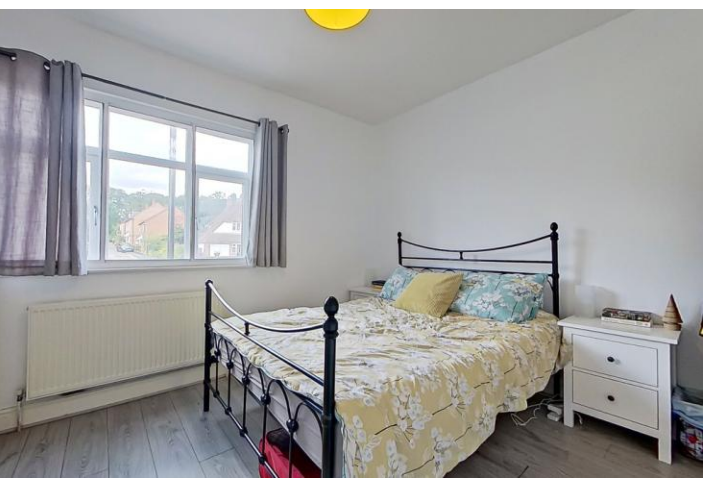
Walmley | 0121 313 1991



- WELL PRESENTED PERIOD STYLE PROPERTY
- SPACIOUS LOUNGE/DINING ROOM
- MODERN KITCHEN/BREAKFAST ROOM
- THREE EXCELLENT SIZED BEDROOMS PLUS STUDY/NURSERY
- FAMILY BATHROOM
- DRIVEWAY

Eachelhurst Road, Walmley, Sutton Coldfield, B76 1DS

Offers Over £300,000



Property Description

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

Popular residential location, this well presented period cottage style property occupies this sought after residential location, close to amenities including local schools and shops, with public transport on hand and transport links providing easy access into Sutton Coldfield town centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises vestibule entrance, reception hall, spacious lounge/dining room, superb kitchen/breakfast room, utility, guest cloakroom, landing, three bedrooms plus study/home office, family bathroom, outside to the front the property is set back behind a block paved driveway and to the rear a pleasant enclosed secluded rear garden. Early internal viewing of this property is recommended.

OUTSIDE To the front the property is set back from the road behind a block paved driveway providing ample off road parking.

VESTIBULE ENTRANCE Approached via opaque composite double glazed entrance door with tiled floor.

RECEPTION HALLWAY Approached via glazed reception door with tiled floor and glazed door through to lounge/dining room.

THROUGH LOUNGE/DINING ROOM 24' 11" max x 12' 5" max 9' 1" min (7.59m x 3.78m) Focal point of the room is a feature chimney breast, laminate flooring, two radiators, double glazed walk-in bay windows to front and side elevation, door through to inner hallway.

INNER HALLWAY Having stairs off to first floor accommodation with useful under stairs storage cupboard and opening through to:-

KITCHEN/BREAKFAST ROOM 16' 1" max x 15' 5" max 9' 11" min (4.9m x 4.7m) Having a comprehensive matching range of wall and base units with work top surfaces over, incorporating inset sink unit with tiled splash back surrounds, fitted halogen hob with stainless steel splash back and extractor hood above, built-in electric cooker, space for fridge/freezer, space for breakfast table and chairs, radiator, double glazed windows to front and rear elevation, wall mounted gas central heating boiler, door through to utility.

UTILITY ROOM 13' 9" max 6' 1" min x 8' 1" (4.19m x 2.46m) Having space and plumbing for washing machine and further appliances, radiator, tiled floor, opaque double glazed window to side, opaque double glazed door giving access out to rear garden and door through to guest wc.

GUEST CLOAKROOM Having low flush wc, opaque double glazed window to side elevation.

FIRST FLOOR LANDING Approached via split level staircase with access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 12' 3" x 11' 5" (3.73m x 3.48m) With double glazed window to front, chimney breast, laminate flooring, radiator.

BEDROOM TWO 12' 1" x 9' 5" (3.68m x 2.87m) Having two double glazed windows to side elevation, radiator.

BEDROOM THREE 9' 5" x 8' 2" (2.87m x 2.49m) With double glazed window to rear, radiator.

DRESSING ROOM/HOME OFFICE 8' 3" max x 9' 2" max 4' 2" min (2.51m x 2.79m) With double glazed window to front, radiator.

FAMILY BATHROOM Having a four piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low flush wc, fully tiled enclosed shower cubicle with mains fed shower over, part wood panelling to walls, tiled floor,

opaque double glazed window to rear elevation.

OUTSIDE TO THE REAR Pleasant enclosed well maintained rear garden with raised paved patio with steps downs to further paved patio area and picket fence with gate leading to neat lawn with shrubs and trees, fencing to perimeter, gated access to front and timber framed garden shed.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available likely for Vodafone, limited EE, Three, O2 and data available limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.
 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.

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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