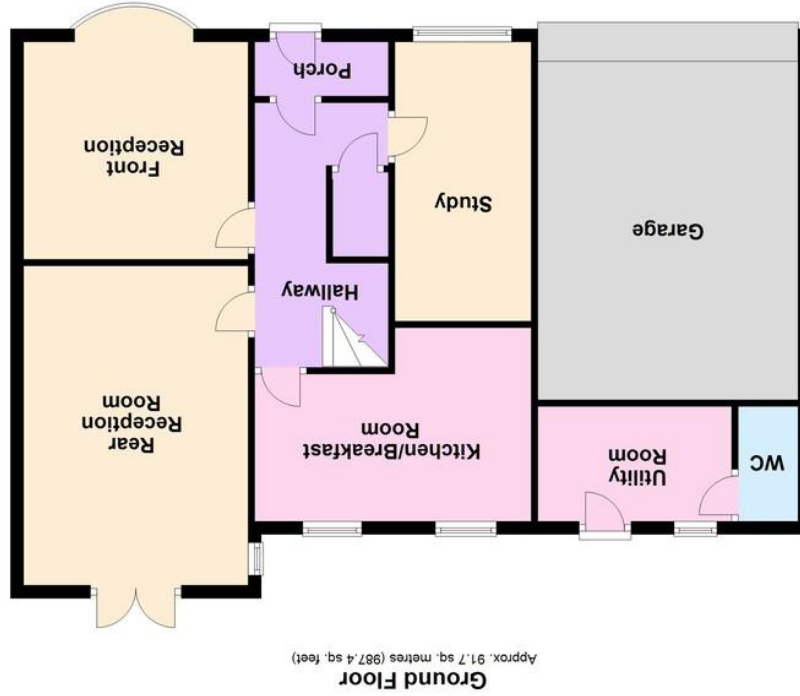
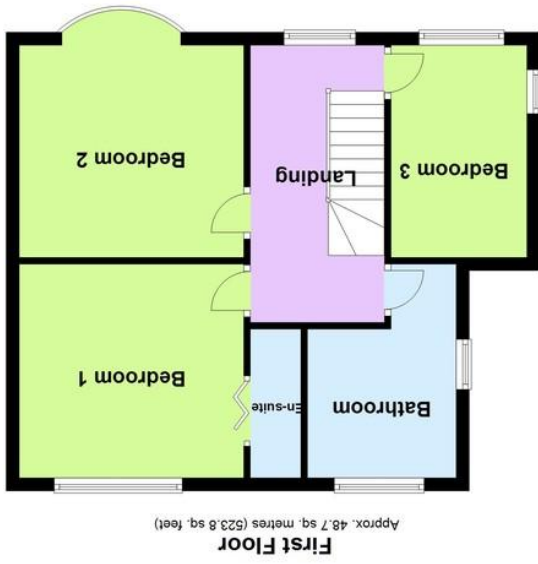
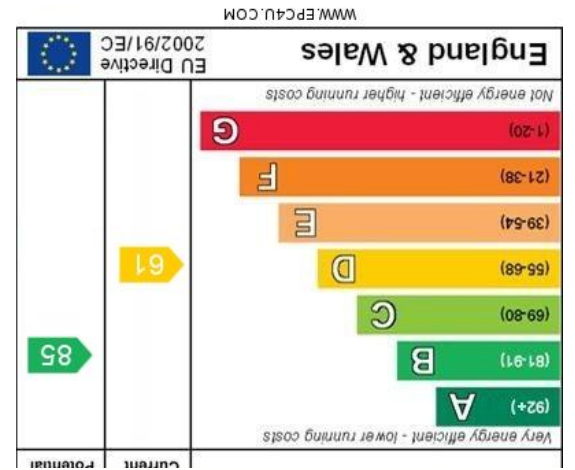


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 140.4 sq. metres (1511.1 sq. feet)



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.



Walmley | 0121 313 1991



- A WELL PRESENTED LARGER STYLE SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS AND A STUDY
- COMPREHENSIVELY FITTED KITCHEN/BREAKFAST ROOM
- THREE DOUBLE BEDROOMS - MASTER EN-SUITE
- LUXURY APPOINTED FAMILY BATHROOM
- GARAGE AND MULTI VEHICLE DRIVEWAY

Eachelhurst Road, Walmley,
 Sutton Coldfield, B76 1DW

£425,000



Property Description

Presenting this immaculate traditional style semi-detached property boasting three reception rooms, three bedrooms master with en-suite and family bathroom. This stunning home is now available for sale, offering a comfortable and spacious living environment for its future owners.

As you step inside, you are greeted by the pristine condition of the property, reflecting the care and attention to detail given by the current owners. The three reception rooms provide versatile spaces for entertaining guests, relaxing with family, or setting up a home office.

The property features a modern kitchen/breakfast room, perfect for preparing delicious meals and enjoying casual dining. Moving upstairs, you will find three well-proportioned bedrooms master with an en-suite shower room offering a peaceful retreat at the end of the day. The luxury family bathrooms ensure convenience for the household.

Located in a desirable area, this property is ideal for those seeking a comfortable and stylish home with ample space for various living requirements. Don't miss the opportunity to make this immaculate property your own and enjoy the benefits of semi-detached living in a convenient location.

Outside to the front the property is set well back from the road behind a multi-vehicle block-paved driveway giving access to garage with hedgerow to perimeter.

ENCLOSED PORCH Being approached via a double glazed entrance door with matching side screens.

WELCOMING RECEPTION HALLWAY Being approached by a leaded double glazed reception door with matching side screen, with useful under stairs storage cupboard, laminate flooring, spindle stair case off to first floor accommodation, feature designer radiator and doors off to reception rooms and kitchen.

STUDY/RECEPTION ROOM 14' 01" x 7' 01" (4.29m x 2.16m) With double glazed window to front, down lighting, radiator.

FRONT RECEPTION ROOM 14' 06" into bay x 11' 06" (4.42m x 3.51m) Having coiling to ceiling, feature fireplace with surround and hearth, laminate flooring, radiator and double glazed bay window to front.

EXTENDED REAR RECEPTION ROOM 15' 00" x 11' 04" (4.57m x 3.45m) Having brick fire place with surround and hearth, laminate flooring, coiling to ceiling, double glazed French doors with matching side screens giving a ccess out to rear garden and double glazed window to side, radiator.

KITCHEN/BREAKFAST ROOM 15' 04" ma x 10' 10" ma x 7' 07" min (4.67m x 3.3m) Having a matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with hose style retractable mixer tap, space for range cooker with double extractor hood over, space for American style fridge/freezer, space for fridge, fitted breakfast bar, further matching range of wall and base units, tiled floor, radiator, double glazed window to rear, down lighting, double glazed Velux skylight and glazed door leading through to utility room.

UTILITY ROOM 8' 08" x 7' 07" (2.64m x 2.31m) Having a matching range of wall and base units with work top surfaces over, incorporating a sink unit with hose style retractable mixer tap, space and plumbing for washing machine and further appliance, door leading through to garage, tiled floor, radiator, door leading through to guest cloakroom and double glazed stable style door giving access out to rear garden.

GUEST CLOAKROOM Having a white suite comprising low flush WC, wash hand basin with mixer tap, tiled floor, radiator, down lighting, extractor and useful built in storage cupboard.

LANDING Approached by a spindle stair case from reception hallway, passing double glazed window to front and doors off to bedrooms and bathroom.

BEDROOM ONE 9' 04" x 10' 11" (2.84m x 3.33m) Having double glazed window to rear, radiator, having a range of built in wardrobes with sliding doors and doors through to en suite.

EN SUITE Having a white suite comprising wash hand basin with chrome waterfall mixer tap, low flush WC, part tiling to walls, fully tiled enclosed shower cubicle with electric shower over, chrome ladder heated towel rail and extractor.



BEDROOM TWO 13' 10" into bay x 11' 04" (4.22m x 3.45m) Having chimney breast with cast iron fire place, downlighting, laminate flooring, walk in double glazed bay window to front, radiator.

BEDROOM THREE 10' 09" x 7' 09" (3.28m x 2.36m) Having double glazed window to front, laminate flooring, built in storage cupboard, radiator and double glazed window to side.

FAMILY BATHROOM Being well appointed with a three piece white suite comprising panelled bath with mains fed shower over and shower screen, vanity wash hand basin with chrome mixer tap and cupboards and drawers beneath, low flush WC, full complementary tiling to walls, tiled floor, feature designer radiator/towel rail, down lighting, extractor, double glazed windows to side and rear elevation and double glazed Velux skylight.

GARAGE 18' 01" x 13' 03" (5.51m x 4.04m) With automatic up and over door to front, light and power, access to loft space and pedestrian access door through to utility. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE There is a private, enclosed rear garden with full width block paved patio with retaining wall and steps leading to neat lawned garden with fencing and sleepers to perimeter. To the top of the garden is a timber framed garden shed and gated access to rear.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2 & Vodafone and data available for EE, Three & Vodafone.

Broadband coverage -

Broadband Type = Standard Highest available download speed 17 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 100Mbps.

Networks in your area - Virgin Media & Openreach

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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WANT TO SELL YOUR OWN PROPERTY?

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