

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

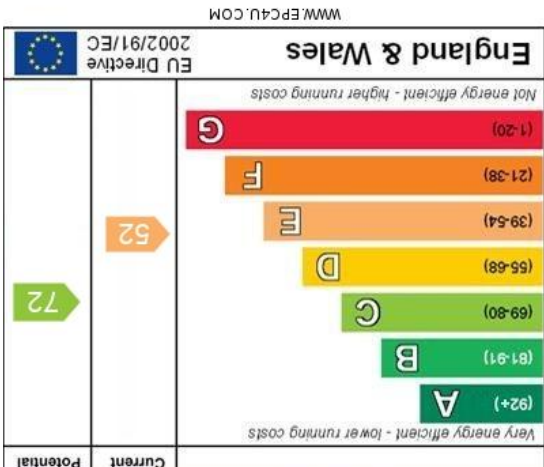


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Conveyor.



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 WELL PRESENTED EXTENDED TRADITIONAL SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS PLUS STUDY/GROUND FLOOR BEDROOM FOUR
- COMPREHENSIVELY FITTED KITCHEN/BREAKFAST ROOM
- THREE GOOD SIZED FIRST FLOOR BEDROOMS
- LUXURY APPOINTED FAMILY SHOWER ROOM
- GOOD SIZED MATURE REAR GARDEN AND GARDEN CABIN/MAN CAVE/HOME OFFICE



325 Eachelhurst Road, Walmley, Sutton Coldfield, B76 1DS

£490,000



Property Description

DRAFT SALES DETAILS Awaiting Vendor Approval

SOUGHT AFTER RESIDENTIAL LOCATION -This immaculate and extended traditional style **FOUR BEDROOM** semi-detached property which has undergone many cosmetic improvements throughout and briefly comprises:- Entrance Porch, welcoming reception hallway, two reception rooms plus study/ground floor bedroom four, comprehensively fitted kitchen/breakfast room, utility room, guest wc, three first floor bedrooms and luxur appointed family shower room.

Outside to the front the property is set well back from the road behind a multi vehicle block paved driveway. To the rear is a well maintained private enclosed rear garden with a most impressive manicured and useful garden store. **INTERNAL VIEWING OF THIS SUPERB PROPERTY IS HIGHLY RECOMMENDED.**

Outside to the front the property stands well back from the road behind a multi vehicle block paved driveway offering ample off road parking, low maintenance shingle fore garden with walled perimeter and gated access to rear, external lighting.

ENCLOSED PORCH Being approached by double glazed French doors with matching side screen and polished tiled floor.

WELCOMING RECEPTION HALLWAY Being approached by a leaded light glazed reception door with stylish tiled floor, radiator, turning staircase leading off to first floor accommodation and doors leading off to all rooms.

GUEST CLOAKROOM Being well appointed with a white suite comprising pedestal wash hand basin with mixer tap, low flush WC with stylish tiled splash back surrounds, polished tiled floor, ladder heated towel rail, extractor.

FRONT RECEPTION ROOM 10' 10" x 10' 09" (3.3m x 3.28m) Having chimney breast with fireplace with inset electric fire, coving to ceiling, radiator and walk in double glazed bay window to front.

REAR RECEPTION ROOM 14' 05" x 10' 10" (4.39m x 3.3m) Focal point of room is a feature slate chimney breast with radiator, feature archway with double glazed French doors with matching side screens giving access out to rear garden.

EXTENDED KITCHEN/BREAKFAST ROOM

KITCHEN 20' 01" max x 8' 10" max (6.12m x 2.69m) Having a matching range of high gloss wall and base units with granite worktop surfaces over, incorporating inset one and half bowl porcelain sink unit with mixer tap and tiled splash back surrounds, fitted range cooker with seven burner gas hob, with double oven and grill with splash back and stylish extractor hood over, double glazed window to rear, polished tiled floor, space for dining table and chairs, radiator, double glazed French doors giving access to rear garden and door leading through to utility room.

UTILITY AREA Having a further matching range of high gloss wall and base units with worktop surfaces over, incorporating inset one and a half bowl sink unit, mixer tap with tiled splash back surrounds, space and plumbing for washing machine and further appliance, radiator, opaque double glazed window to side and opaque double glazed door giving access to side.

GROUND FLOOR BEDROOM FOUR/STUDY Having double glazed window to front, radiator.

FIRST FLOOR LANDING Being approached by a turning staircase passing double glazed window to front with access to loft via a pull down ladder, radiator and doors leading off to all rooms.

BEDROOM ONE 10' 10" x 9' 03" (3.3m x 2.82m) Double glazed bay window to front, radiator.

BEDROOM TWO 11' 00" x 10' 09" (3.35m x 3.28m) Having radiator and double glazed window overlooking rear garden.

BEDROOM THREE 11' 02" x 7' 07" (3.4m x 2.31m) Having a double glazed window to front and radiator.

LUXURY REAPPOINTED FAMILY SHOWER ROOM Being fully tiled with a complementary range of porcelain tiles to walls and floor, walk in fully tiled shower with rain water shower over with jacuzzi style body jet and further shower attachment, wash hand basin with chrome mixer tap, chrome ladder heated towel rail, opaque double glazed window to rear elevation.

SEPARATE WC Having low flush WC, complementary porcelain tiles to floor and walls and opaque double glazed window to side elevation.

OUTSIDE To the rear there is a beautifully maintained, landscaped garden, elevated paved sun terrace with porcelain floor with feature glass balustrade, having sloped path giving access to garden, with gate giving access to steps down to neat lawn, pathway extends round to the side of the property with double gates to front, neat lawned garden with pathway, planted borders, to the top of the garden there is a further decked seating area with cabin and garden store/home gym, light and power.

GARDEN CABIN/MAN CAVE/HOME OFFICE Having fitted bar with base units having fitted worktop surfaces over, wall mounted electric, light and power with double glazed French doors with matching side screens giving access to garden, useful built in storage area, pedestrian access door leading through to storage area.

GARDEN STORE/HOME GYM Having light and power, useful built in storage, sliding door leading through to further useful garden store.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice and data likely availability for EE limited availability for Three, O2 & Vodafone
Broadband coverage -
Broadband Type = Standard Highest available download speed 16 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 100 Mbps.

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.

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