

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



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Walmley | 0121 313 1991



- FOUR DOUBLE BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- THREE RECEPTION ROOMS
- UTILITY & DOWNSTAIRS WC
- TWO EN-SUITE'S
- LARGE REAR GARDEN

Eachelhurst Road, Walmley, Sutton Coldfield, B76 1EP

Offers In Region Of  
 £600,000



## Property Description

A unique opportunity to acquire an extended and improved three storey detached property in a very much sought after location within Walmley, giving great access to all amenities as well as motorway links, Pype Hayes park is also within easy reach as well as Pype Hayes Golf Course. The property has been extended to the rear and also into the loft to create further accommodation. The accommodation also comprises generously of hallway, living room, separate dining room, further family room / study, downstairs WC, modern extended fitted kitchen, utility room, three double bedrooms to the first floor with an en-suite to the master and a family bathroom. To the second floor there is a further double bedroom also with an en-suite shower room. Further benefits also include central heating, double glazing, generous lawned rear garden and off road parking on a block paved driveway for multiple vehicles. Viewing is considered essential to avoid disappointment and in more detail the accommodation comprises:

**HALLWAY** With stairs leading to first floor, radiator, laminate flooring, spot lights and door leading to lounge.

**LOUNGE** 21' 9" x 11' 9" (6.63m x 3.58m) With fire place, two radiators and double glazed French doors with double glazed side windows to rear garden.

**DINING ROOM** 15' 3" max into bay x 12' (4.65m x 3.66m) With two radiators and double glazed bay window to front.

**FAMILY ROOM** 18' max x 7' 6" (5.49m x 2.29m) With laminate flooring, radiator and double glazed bay window to front.

**DOWNSTAIRS WC** With low level WC, wash hand basin, spot lights and tiled splash back.

**KITCHEN** 15' 6" max x 18' 3" max (4.72m x 5.56m) With a range of modern wall and base units with timber work surface over incorporating one and a half bowl single drainer sink unit, five ring gas hob with extractor over, double oven, integrated microwave, integrated dishwasher, space for American style fridge freezer, tiled splash backs, tiled flooring, radiator, double glazed window to rear, double glazed single door to rear garden and door leading into utility room.

**UTILITY ROOM** With a range of wall and base units with work surface over, incorporating single drainer sink unit, extractor fan, space for appliances, tiled floor, spot lights and double glazed door to side.

**FIRST FLOOR LANDING** With doors leading off to:

**MASTER BEDROOM** 19' max x 15' 6" max (5.79m x 4.72m) With laminate flooring, central heating radiator, fitted wardrobes with two sliding doors, two double glazed windows to front, double glazed window to side, spot lights to ceiling and door to en-suite.

**EN-SUITE** A modern fitted suite with a corner shower cubicle with fitted shower, integrated low level WC, wash hand basin, tiled flooring, part tiling to walls, radiator, spot lights to ceiling and obscure double glazed window to rear.

**BEDROOM TWO** 16' max x 12' max to wardrobe (4.88m x 3.66m) With laminate flooring, radiator, spot lights, a range of fitted wardrobes and double glazed bay window to front.

**BEDROOM THREE** 12' 9" x 11' (3.89m x 3.35m) With laminate flooring, radiator, fitted wardrobes and double glazed window to the rear.

**FAMILY BATHROOM** A modern suite comprising of bath, corner shower with electric shower, wash hand basin, low level WC, tiled flooring, tiled walls, heated towel rail, spot lights to ceiling and obscure double glazed window to rear.

**SECOND FLOOR LANDING** With double glazed window to side and door off leading to:

**BEDROOM FOUR** 16' max into a sloping roof of 12' 9" max (4.88m x 3.89m) With built-in wardrobes, radiator, spot lights to ceiling, two double glazed Sky lights - one to the front, one to the rear and door leading through to:

**EN-SUITE** With double shower unit with electric shower, low level WC, wash hand basin, part tiled walls, tiled flooring, radiator, spot lights to ceiling and double glazed window to side.

**OUTSIDE** To the front there is a generous block paved driveway which provides parking for multiple vehicles with gravel area and shrubs.

**REAR GARDEN** Having paved patio with steps up to an extremely good sized garden mainly laid to lawn with mature shrub borders, pedestrian gate to the rear leads onto Pype Hayes Park and pedestrian gate to the side leads to the front of the property.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice available likely for Vodafone, limited for EE, Three, O2 and data available limited for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 49Mbps. Highest available upload speed 9Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.  
Networks in your area - Virgin Media, Openreach

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.

