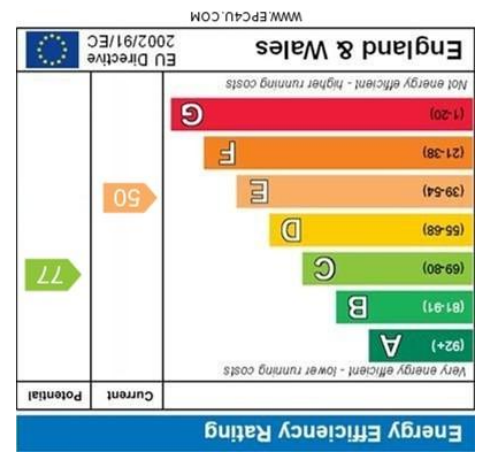


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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

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 down 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

**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

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