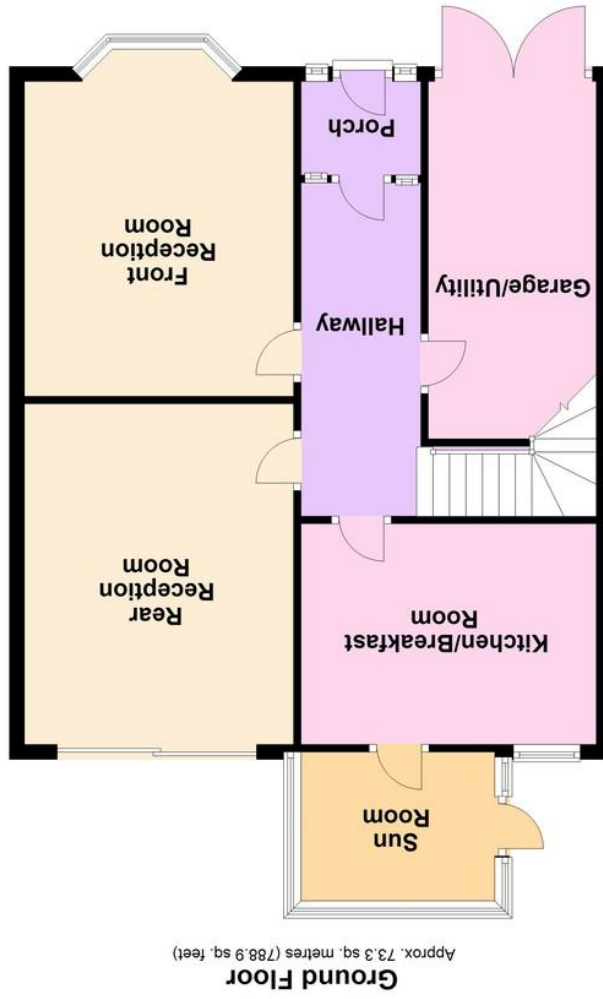
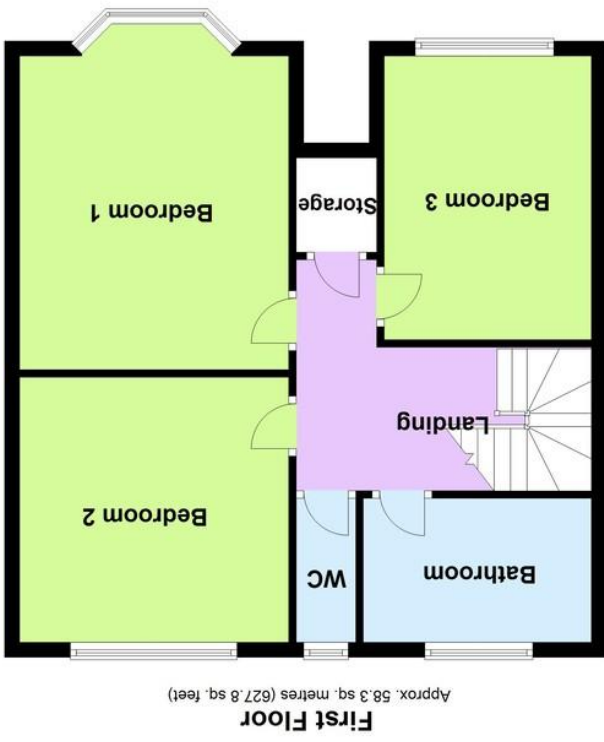
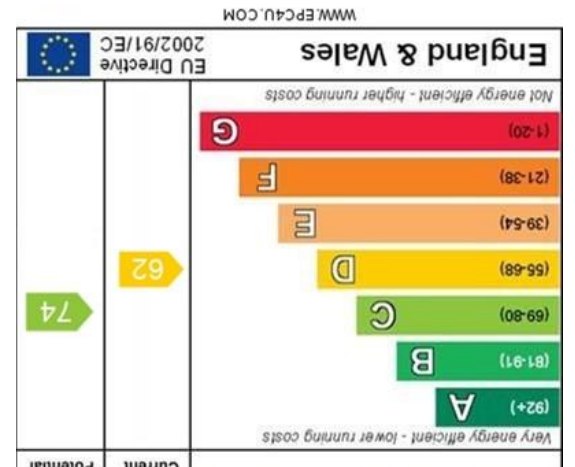


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 131.6 sq. metres (1416.7 sq. feet)



If you require the full EPC certificate direct to your email address please contact the sales branch marketing of 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 TRADITIONAL DETACHED HOUSE
- TWO RECEPTION ROOMS
- BREAKFAST KITCHEN AND UTILITY
- THREE DOUBLE BEDROOMS
- RE-APPOINTED FAMILY BATHROOM
- MULTI VEHICLE DRIVEWAY

Eachelhurst Road, Walmley, Sutton Coldfield, B76 1DS

Offers In The Region of
£425,000



Property Description

This beautifully presented three bedroom traditional detached family home occupies this popular residential location set back behind a service road close to amenities within Walmley village with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The spacious accommodation which has undergone many cosmetic improvements throughout briefly comprises:- Entrance porch, reception hallway, two reception rooms, re-fitted breakfast kitchen, sun room, landing, three double bedrooms, re-appointed family shower room and separate wc. Outside to the front the property is set back behind a fore garden and driveway giving access to the garage/utility room. To the rear is a well maintained secluded rear garden. **EARLY INTERNAL VIEWING OF THIS SUPER PROPERTY IS HIGHLY RECOMMENDED.**

OUTSIDE To the front the property occupies a pleasant position on the road set back behind a service road, multi vehicle block paved driveway providing ample off road parking with access to the garage/store and gated access to rear, neat lawned fore-garden.

ENCLOSED PORCH Being approached via leaded double glazed composite reception door with matching side screen with quarry tiled floor.

WELCOMING RECEPTION HALLWAY Being approached via leaded glazed reception door with opaque glazed side screen, radiator, coving to ceiling, turning staircase off to first floor accommodation, doors off to reception rooms, kitchen and further pedestrian access door to garage/utility.

FRONT RECEPTION ROOM 15' 9" into bay x 11' 10" (4.8m x 3.61m) Having walk-in leaded double glazed bay window to front, coving to ceiling, fireplace with surround and hearth fitted with electric fire, two radiators.

REAR RECEPTION ROOM 14' 11" x 11' 10" (4.55m x 3.61m) Having coving to ceiling, feature brick fireplace with surround and hearth, radiator and double glazed sliding patio door giving access out to rear garden.

BREAKFAST KITCHEN 12' 11" x 9' 3" (3.94m x 2.82m) Having a modern matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and complementary brick effect tiled splash back surrounds, fitted gas hob with extractor above, built-in electric cooker beneath, integrated fridge, space and plumbing for dishwasher, space for breakfast table and chairs, radiator, useful built-in under stairs storage cupboard with double glazed window to side, double glazed window to rear, further glazed window to rear and glazed door through to sun room.

SUN ROOM 8' 6" x 6' 5" (2.59m x 1.96m) Having glazed windows to side and rear elevation, glazed door to rear garden.

FIRST FLOOR LANDING Being approached via turning staircase passing opaque double glazed window to side, access to loft, useful walk-in storage room, doors off to bedrooms and bathroom.

BEDROOM ONE 16' 4" into bay x 11' 11" (4.98m x 3.63m) Having built-in wardrobe, coving to ceiling, radiator and walk-in leaded double glazed bay window to front.

BEDROOM TWO 14' 11" x 11' 10" (4.55m x 3.61m) With double glazed window to rear, coving to ceiling, built-in wardrobe.

BEDROOM THREE 12' x 9' 2" (3.66m x 2.79m) With leaded double glazed window to front, built-in eaves storage, radiator.

REFITTED FAMILY SHOWER ROOM Having a white suite comprising vanity wash hand basin



with chrome mixer tap and cupboards beneath, part complementary brick tiling to walls, tiled floor, feature combination vintage style radiator/towel rail, coving to ceiling, walk-in double shower cubicle with brick effect tiling to surrounds with mains rainwater shower over and shower attachment with fitted shower screen.

SEPERATE WC Having low flush wc and opaque double glazed window to rear elevation.

OUTSIDE To the rear is a good sized south easterly facing well maintained rear garden with full width paved patio with block paved pathway with gated access to front, neat lawned gardens with planted borders with a variety of shrubs and trees with fencing to perimeter. To the top of the garden is a brick built garden store.

UTILITY ROOM 15' 4" x 7' 4" (4.67m x 2.24m) Converted from original garage but can also be converted back to a garage, having tiled floor, range of wall and base units with work top surfaces over, space and plumbing for washing machine and further appliances, double timber doors opening to front, wall mounted gas central heating boiler.

Council Tax Band E - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 67 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 - 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.

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