

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

Total area: approx. 149.5 sq. metres (1608.8 sq. feet)



**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyer.

England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	
Potential	A (92+)
Current	G (1-20)
	42
	72

Walmley | 0121 313 1991



- A BEAUTIFULLY PRESENTED EXTENDED TRADITIONAL STYLE DETACHED
- POPULAR RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM WITH UTILITY ROOM OFF
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM & SEPARATE WC

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

£440,000

## Property Description

**POPULAR RESIDENTIAL LOCATION** - This traditional style three bedroom detached property located in a highly desirable area, the property which is set back behind a service road benefits from excellent public transport links, making commuting a breeze. Families will appreciate the proximity to nearby schools, while the local amenities cater to all daily needs. The nearby parks also offer peaceful green spaces for recreation and leisure. This property does require some modernisation, offering a fantastic opportunity for those with a vision to transform it into their dream home.

The accommodation briefly comprises:- Entrance porch and a welcoming reception hallway. The two spacious reception rooms present an ideal space for relaxation and entertaining guests, while the kitchen/breakfast room offers potential for creating a heart of the home tailored to your personal taste. The property boasts three generous bedrooms and a family bathroom with a separate wc.

One of the unique features of this property is the pleasant secluded rear garden, perfect for outdoor activities or simply enjoying a quiet afternoon in the sun. Outside to the front the property is set back behind a multi vehicle driveway giving access to the garage, providing secure parking and additional storage space.

This property is ideal for families and couples alike, providing a great starting point to create a home that truly reflects their lifestyle and taste and is offered for sale with NO UPWARD CHAIN.

Outside to the front the property is set back behind a service road and neat lawned fore garden, multi vehicle block paved driveway providing ample off road parking with access to the garage.

**ENTRANCE PORCH** Being approached via a leaded opaque double glazed entrance door with matching side screen and tiled floor.

**RECEPTION HALLWAY** Being approached via an opaque glazed reception door with matching side screen with radiator, coving to ceiling, turning staircase off to first floor accommodation and doors off to reception rooms and kitchen/breakfast room.

**FRONT RECEPTION ROOM** 16' 05" into bay x 12' 00" (5m x 3.66m) Having chimney breast with fire place, coving to ceiling, space for dining table and chairs, radiator and leaded double glazed bay window to front.

**REAR RECEPTION ROOM** 15' 00" x 11' 11" (4.57m x 3.63m) Having fire place with surround and hearth with fitted gas fire, coving to ceiling, radiator and double glazed sliding patio doors giving access out to rear garden.

**KITCHEN/BREAKFAST ROOM** 12' 11" x 9' 02" (3.94m x 2.79m) Having a matching range of wall and base units with work top surfaces over, incorporating inset stainless steel sink unit with mixer tap and tiled splash back surrounds, free standing gas cooker, space for breakfast table and chairs, radiator, useful under stairs storage with opaque glazed window to side, double glazed window to rear and opaque double glazed door giving access to utility room.

**UTILITY ROOM** 16' 07" ma x 7' 09" min x 10' 06" ma x 5' 06" min (5.05m x 3.2m) Having a matching range of wall and base units with work top surfaces over, incorporating inset stainless steel sink unit with side drainer, space and plumbing for washing machine and further appliances, floor standing Potterton gas central heating boiler, coving to ceiling, windows to side and rear elevation, glazed door giving access out to rear garden and further door leading through to side passage.

**SIDE PASSAGE** 18' 03" x 5' 10" (5.56m x 1.78m) Having matching range of wall and base units, space for appliances and glazed door giving access to front.

**FIRST FLOOR LANDING** Approached via a turning stair case, passing an opaque double glazed window to side with useful built in storage cupboard, radiator and doors off to all bedrooms and bathroom.

**BEDROOM ONE** 16' 05" into bay x 12' 00" (5m x 3.66m) Having walk in double glazed leaded bay window to front, radiator, coving to ceiling.

**BEDROOM TWO** 15' 01" x 12' 00" (4.6m x 3.66m) Having double glazed leaded bay window to rear, radiator, coving to ceiling.

**BEDROOM THREE** 12' 01" x 9' 04" (3.68m x 2.84m) Having leaded double glazed bay window to front, radiator.

**FAMILY BATHROOM** Having a three piece suite, comprising vanity wash hand basin, with cupboards below, panelled bath, part tiling to walls, fully tiled, enclosed shower cubicle with mains fed shower over, radiator, coving to ceiling and opaque double glazed window to rear elevation.

**SEPARATE WC** Having low flush WC, opaque double glazed window to rear.

**OUTSIDE** To the rear there is a good sized, secluded Easterly facing rear garden with full width paved patio leading to neat lawned garden, with garden pool, a variety of mature shrubs and trees, fencing to perimeter, timber framed garden shed, pathway to front, external cold eater tap and security light.

**GARAGE** 15' 06" x 7' 07" (4.72m x 2.31m) With double wooden opening doors to front, light and power. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data are likely to be available for EE, Three, O2 & 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 64 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.

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.

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