



Walmley | 0121 313 1991



**green**  
& company



- A WELL PRESENTED TWO BEDROOM PERIOD SEMI DETACHED
- SPACIOUS LOUNGE/DINING ROOM
- MODERN KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- WELL APPOINTED FAMILY BATHROOM
- DRIVEWAY AND DETACHED GARAGE AT REAR



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

## Offers Over £300,000





## Property Description

**POPULAR RESIDENTIAL LOCATION** - This well presented two bedroom period semi detached house 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: welcoming reception hall, spacious lounge/dining room, superb kitchen/breakfast room, landing, two double bedrooms and a well appointed family bathroom, outside to the front the property is set back behind a driveway and to the rear a good sized pleasant enclosed secluded rear garden with a detached garage and rear gated driveway. Early internal viewing of this property is recommended.

Outside to the front the property is set back from the road behind a full width Crete print driveway with low maintenance shingle borders with shrubs and trees and gated access to rear, external light.

**RECEPTION HALLWAY** Approached by a leaded composite reception door with double glazed window to side, spindle turning stair case off to first floor accommodation with useful under stairs storage cupboard, feature exposed brick work and doors leading off to kitchen/breakfast room and lounge/dining room.

**THROUGH LOUNGE/DINER** 25' 09" x 11' 02" (7.85m x 3.4m) Focal point to room is a feature fire place with surround with inset hearth, feature beamed ceiling, feature ceiling roses and coving to ceiling, picture rail, two radiators, laminate flooring, double glazed window to front and double glazed door with matching side screen giving access out to rear garden.

**KITCHEN** 12' 10" x 9' 11" (3.91m x 3.02m) Having being comprehensively refitted with a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, fitted halogen hob with extractor hood above, built in electric cooker beneath, space and plumbing for washing machine and dish washer, space for fridge freezer, space for breakfast table and chairs, feature vertical designer radiator, cupboard housing gas central heating boiler, double glazed window to rear and opaque double glazed door giving access to side.

**LANDING** Approached by a spindle turning stair case with double glazed window to front, feature exposed brick work and doors off to bedrooms and bathroom.

**BEDROOM ONE** 12' 06" x 10' 11" (3.81m x 3.33m) Double glazed window to rear, laminate flooring, radiator, fitted picture rail.

**BEDROOM TWO** 11' 00" x 10' 10" (3.35m x 3.3m) Having double glazed window to front, dado rail and laminate flooring, radiator.

**FAMILY BATHROOM** Being reappointed with a four piece white suite comprising panelled bath with mixer tap, low flush WC, vanity wash hand basin with chrome water fall mixer tap with cupboards beneath, part complementary tiling to walls, fully tiled enclosed shower cubicle with mains rain water shower over and shower attachment, airing cupboard housing hot water cylinder and further useful built in linen storage cupboard, chrome ladder heated towel rail and opaque double glazed window to rear elevation.

**OUTSIDE** To the rear there is a beautifully maintained, good sized, mature rear garden with full width paved patio with steps and dwarf wall leading down to neat lawned garden with an abundance of mature shrubs and trees with fencing to perimeter, useful brick built in garden store and gardeners WC, pathway which extends round to the side of the property with gated access to front, ornamental garden pond, to the rear of the property there is a detached garage.

**GARAGE** 20' 02" x 8' 00" (6.15m x 2.44m) With up and over door to front and can be accessed by a gated driveway to the rear. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice and data limited availability for EE, 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 55 Mbps. Highest available upload speed 12 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

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