



Eachelhurst Road,
Birmingham, B24 0NX

£450,000

Birmingham

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Step inside this exquisite 4-bedroom detached house, located on the Erdington/Walmley border. With its charming features including 4 reception rooms, a fitted kitchen, dual aspect through lounge-diner measuring in excess of a staggering 30', guest WC, garage, and a sunny driveway for parking, this property provides the potential to be the perfect family home.

Property comprises:

- Corner plot positioning
- Entrance Hall
- Living Room
- Formal Dining Room
- Breakfast Room
- Fitted Kitchen
- Second Lounge
- Four-Piece White Suite Family Bathroom
- Three Double Bedrooms
- Single Bedroom/Study
- Sold with No Onward Chain

Situated near the lovely Pype Hayes Park, you can enjoy the great outdoors right on your doorstep. And with excellent transport links to Sutton Coldfield and Birmingham city centre, as well as motorway links close by, you'll have easy access to everything you need.





Property Specification

NO UPWARD CHAIN
DETACHED PROPERTY
DUAL ASPECT SPACIOUS LOUNGE/DINING ROOM
BREAKFAST ROOM
FITTED KITCHEN

Living Room 6.10m (20') x 4.10m (13'5")

Dining Room 4.40m (14'5") x 3.20m (10'6")

Lounge Area 4.70m (15'5") x 3.70m (12'2")

Reception 4.20m (13'9") x 3.70m (12'2")

Kitchen 3.50m (11'6") x 3.20m (10'6")

WC 2.51m (8'3") x 1.11m (3'8")

Bedroom 1 5.20m (17'1") x 3.70m (12'2")

Bedroom 2 3.70m (12'2") x 3.57m (11'8")

Bedroom 3 3.61m (11'10") x 3.00m (9'10")

Bedroom 4 2.60m (8'6") max x 1.90m (6'3")

Bathroom 2.60m (8'6") x 2.50m (8'2")

Garage 6.00m (19'8") x 2.70m (8'10")



Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 15th August 2024

Viewer's Note:

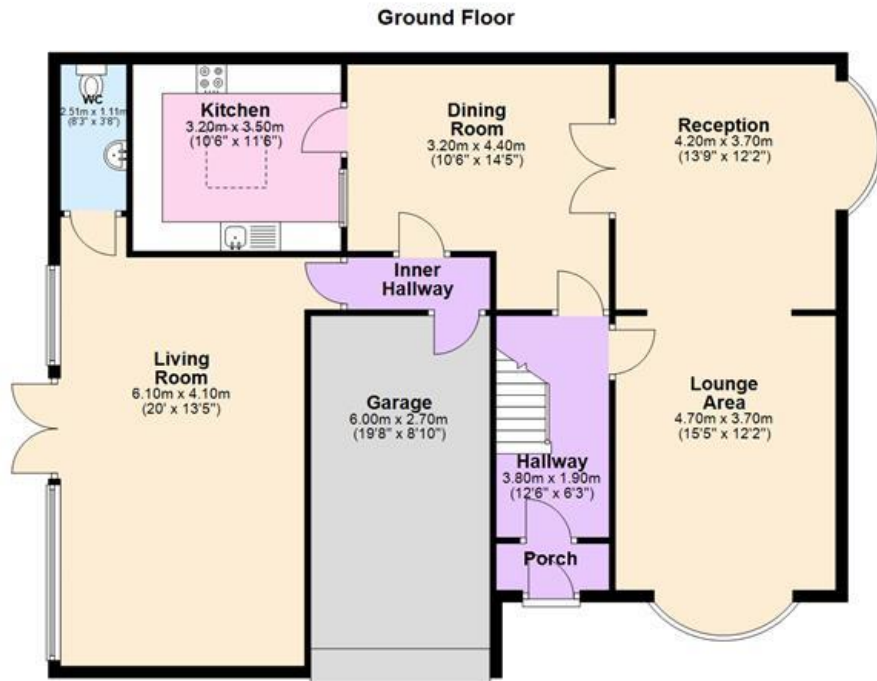
Services connected: Electricity, gas, water & drainage

Council tax band: D

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

