



Eachelhurst Road,
Sutton Coldfield, B76 1DS

£450,000

Sutton Coldfield

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Paul Carr Estate Agents are excited to bring to the market this wonderfully presented four-bedroom semidetached family home located on the popular Eachelhurst Road. Situated close to good local schools, shops and amenities.

Approached via a paved driveway suitable for multiple vehicles and entered through a secure porch. Upon entry into a welcoming hallway, you have access to the dual aspect lounge/dining which exceeds 30 feet in length. The kitchen offers an array of wall and base units, plenty of countertop space, electric hob and double oven and space for suitable fitted appliances. Off the kitchen is a useful utility room and downstairs shower room.

Heading upstairs to the first floor you are presented with four double bedrooms, the first and second bedroom both benefiting from built-in wardrobes. The family bathroom is a modern suite with bathtub, hand wash unit and WC. Completing the internal space is a converted loft room and integral garage.

Externally, the home has a large private rear garden with a paved patio space, lawned area, fishponds and fencing to the perimeter.

Viewing this excellent family home is highly recommended.





Property Specification

EXCELLENT FAMILY HOME
FOUR BEDROOMS
POPULAR EACHELHURST ROAD
DUAL ASPECT LOUNGE/DINING ROOM EXCEEDING 30 FEET
DOWNSTAIRS SHOWER ROOM

Kitchen 3.20m (10'6") x 2.90m (9'6")

Lounge 3.90m (12'10") x 3.50m (11'6")

Dining Room 4.84m (15'11") max x 3.50m (11'6")

Utility 3.20m (10'6") x 2.40m (7'10")

Shower Room 2.69m (8'10") x 1.15m (3'9")

Bedroom 1 4.88m (16') max x 3.46m (11'4")

Bedroom 2 3.90m (12'10") x 3.46m (11'4")

Bedroom 3 4.50m (14'9") x 2.40m (7'10")

Bedroom 4 3.00m (9'10") x 2.70m (8'10")

Bathroom 2.66m (8'9") x 2.60m (8'6")

Loft Room 5.36m (17'7") x 5.00m (16'5")

Garage 5.20m (17'1") x 2.69m (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: 20th August 2024

Viewer's Note:

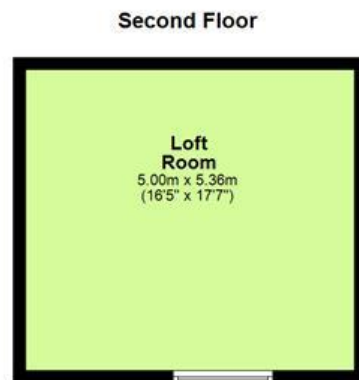
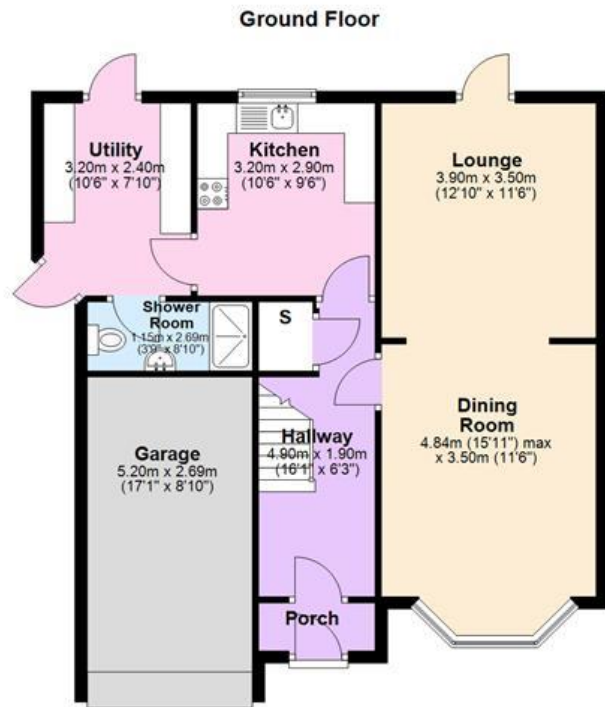
Services connected: water, gas, electric and drainage

Council tax band: E

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		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

