



Eachelhurst Road,
Sutton Coldfield, B76 1EP

£500,000

Paul Carr are delighted to offer for sale this wonderful freehold, detached residence that offers superb room sizes and an incredibly sized plot. Situated on this ever-popular residential road that is close to many local facilities including shops, restaurants, schools for all ages and road links.

The property benefits from double glazing and gas central heating (both where specified) and includes the following, an enclosed porch, welcoming entrance hall, dining/sitting room with double glazed bay window and superb extended family lounge with patio doors out to the garden, extended breakfast kitchen and utility.

To the first floor are four excellent bedrooms, a family bathroom and a second W.C.

Outside this property does not disappoint. To the front is a deep fore garden offering multiple parking space and access to garage front and to the rear is an amazing garden with patio area, ornamental pond and steps up to a very long lawn with an abundance of flowering and verdant trees and shrubs.

This property also has the benefit of backing on to Walmley Golf Course.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

Lounge 11' 11" x 11' 11" (3.63m x 3.63m)

Dining Room 19' 5" x 11' 11" (5.91m x 3.63m)

Kitchen 16' 4" x 15' 6" (4.97m x 4.72m)

Utility

Bedroom 1 11' 11" x 11' 11" (3.63m x 3.63m)

Bedroom 2 11' 11" x 11' 11" (3.63m x 3.63m)

Bedroom 3 9' 11" x 8' 11" (3.02m x 2.72m)

Bedroom 4 8' 10" x 7' 10" (2.69m x 2.39m)

Bathroom 6' 6" x 6' 3" (1.98m x 1.90m)

W.C

Garage





Floor Plan

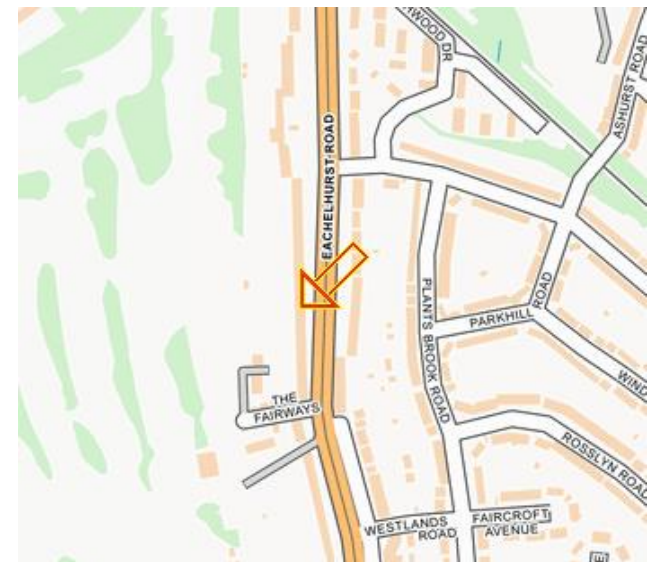
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 12th May 2025