



Eachelhurst Road,
Sutton Coldfield, B76 1DS

Offers in excess of £325,000

A Delightful Character Cottage on Eachelhurst Road – No Onward Chain We are proud to present this charming and characterful semi-detached cottage located on the ever-popular Eachelhurst Road. Perfectly combining period features with generous living space, this property is ideal for first-time buyers, families, or investors alike. Exterior & Driveway Set back from the road, the property is fronted by a spacious driveway offering ample off-road parking for multiple vehicles. The attractive traditional frontage adds immediate kerb appeal, hinting at the warmth and character found within. Ground Floor On entry, you are welcomed into a charming entrance hallway with exposed brickwork, setting the tone for the rest of the home's unique interior. To the left, a generous dual-aspect lounge/dining room awaits. This stunning space is centred around a feature fireplace with exposed brick and a wooden mantelpiece. A large bay window floods the room with natural light, enhancing the spacious and airy feel. The dining area is defined by an exposed timber beam and leads out through French doors to the rear garden. The kitchen/breakfast room is well-appointed with a range of matching wall and base units, integrated oven, electric hob with extractor fan, and dishwasher. There is also convenient access to the side passage of the property. First Floor A characterful winding staircase leads to the first floor, where you'll find two generously-sized double bedrooms, each beautifully presented and enhanced by dado rails. The stylish four-piece family bathroom includes a separate shower enclosure, bathtub, sink with vanity unit, and WC – all complemented by clever integrated storage solutions. Rear Garden & Outdoor Features The true jewel of this home is the stunning private rear garden, which is beautifully maintained and thoughtfully designed. It features a mix of patio and lawned areas, mature trees and shrubs, a tranquil pond, a charming stone bridge, and a sun terrace – the perfect spot to unwind. Additional benefits include access to a detached garage, outbuilding, garden shed, and even a quirky gardener's WC. Additional Information • No onward chain • Sought-after residential location • A rare opportunity to acquire a home brimming with character • Viewings by appointment only This is a truly unique home that must be seen to be fully appreciated. Contact us today to arrange your private viewing and avoid missing out.

Tenure: We can confirm the property is Freehold.

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

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



Entrance Hallway

Lounge/Diner 11' 5" x 23' 10" (3.48m x 7.26m)

Kitchen 9' 9" x 13' 5" (2.97m x 4.09m)

Master bedroom 12' 9" x 11' 0" (3.88m x 3.35m)

Bedroom Two 10' 11" x 11' 0" (3.32m x 3.35m)

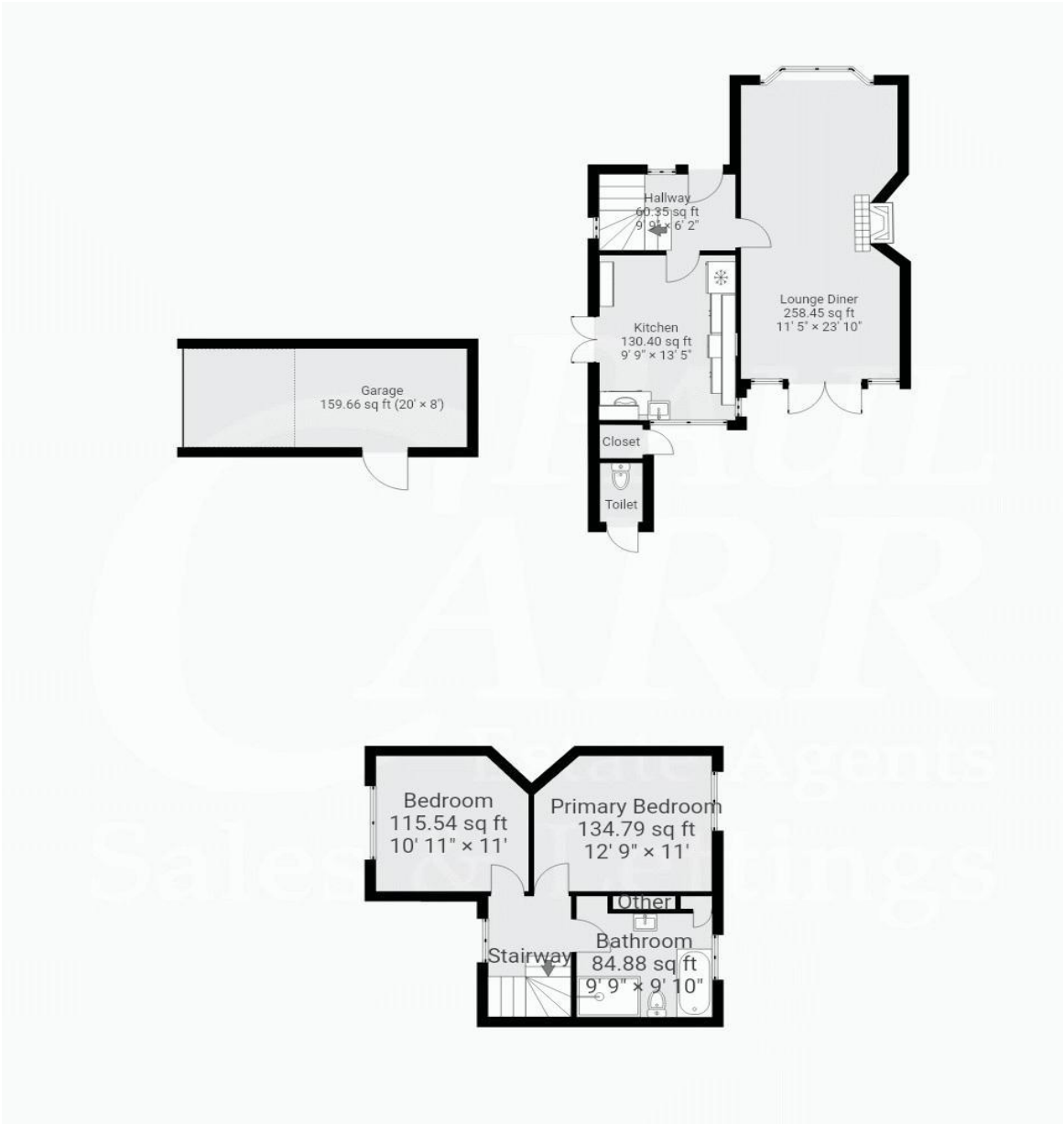
Bathroom 9' 9" x 9' 10" (2.97m x 2.99m)





Floor Plan

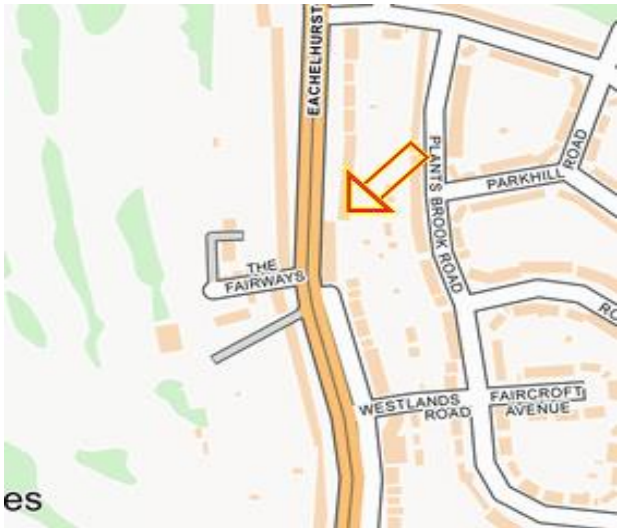
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 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: 14th May 2025