



Eachelhurst Road,
Sutton Coldfield, B76 1EP

Offers in the Region Of £550,000

Paul Carr Estate Agents are delighted to offer for sale this stunning family home, boasting beautifully modern interiors and ideally positioned on the ever-popular Eachelhurst Road in Sutton Coldfield.

This property benefits from underfloor heating throughout the main reception and kitchen areas, and offers a wealth of stylish, high-spec features.

Internally, the accommodation comprises:

- A welcoming enclosed porch leading into a spacious entrance hall with high-gloss tiled flooring that continues seamlessly through to the lounge, dining area, and kitchen.
 - An amazing lounge with a bay window, feature wall, and a remote-controlled living flame electric fire.
 - A stylish dining area with bi-folding doors opening to the rear garden.
- A high-end contemporary breakfast kitchen, fully fitted with gloss units and integral appliances including a fridge freezer, two ovens, microwave/oven, steamer, wine cooler, and designated space for a washer/dryer.
 - A versatile office/fourth bedroom ideal for home working, guests, or multi-generational living.
 - A convenient guest WC, perfectly positioned for downstairs use.

Upstairs, the first floor offers:

- Three generously sized bedrooms.
- A luxurious family bathroom with a modern white suite, including a panelled bath, his and hers wash basins, and a separate shower cubicle with overhead rainfall shower and handheld riser.

Externally:

- The front of the property features a deep fore garden with ample off-road parking.
- The rear garden is beautifully landscaped and low maintenance, with a large patio area, artificial lawn, and a layout perfect for entertaining and al fresco dining—designed for enjoyment without the burden of summer upkeep.

This exceptional home truly must be viewed internally to fully appreciate the size, versatility, and prime location it offers.

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/Diner 25' 4" x 11' 10" (7.72m x 3.60m)

Kitchen 16' 0" x 12' 0" (4.87m x 3.65m)

Office/Bedroom 4 13' 1" x 7' 8" (3.98m x 2.34m)

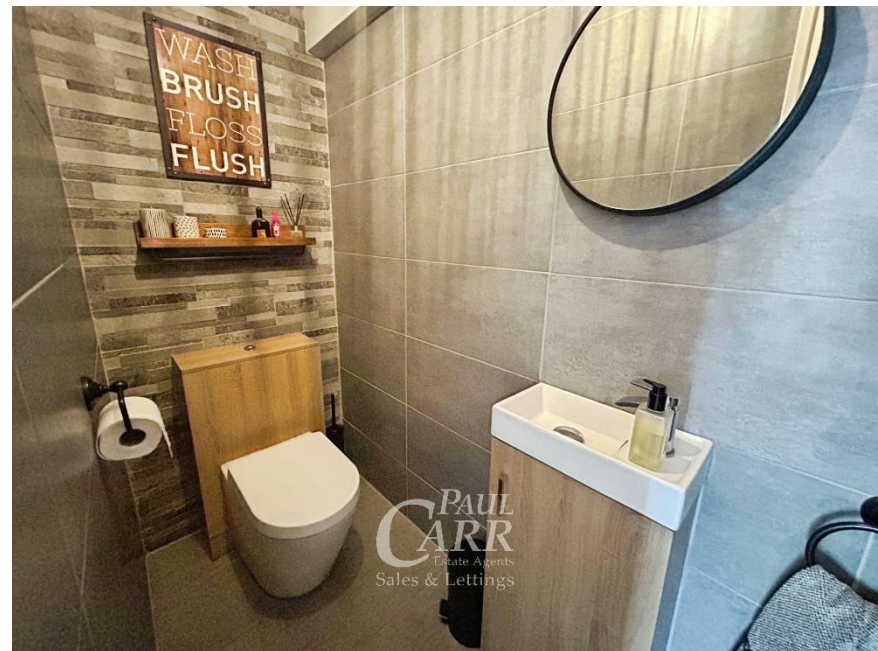
WC

Bedroom 1 11' 8" x 12' 2" (3.55m x 3.71m)

Bedroom 2 12' 11" x 11' 1" (3.93m x 3.38m)

Shower Room 9' 5" x 7' 10" (2.87m x 2.39m)

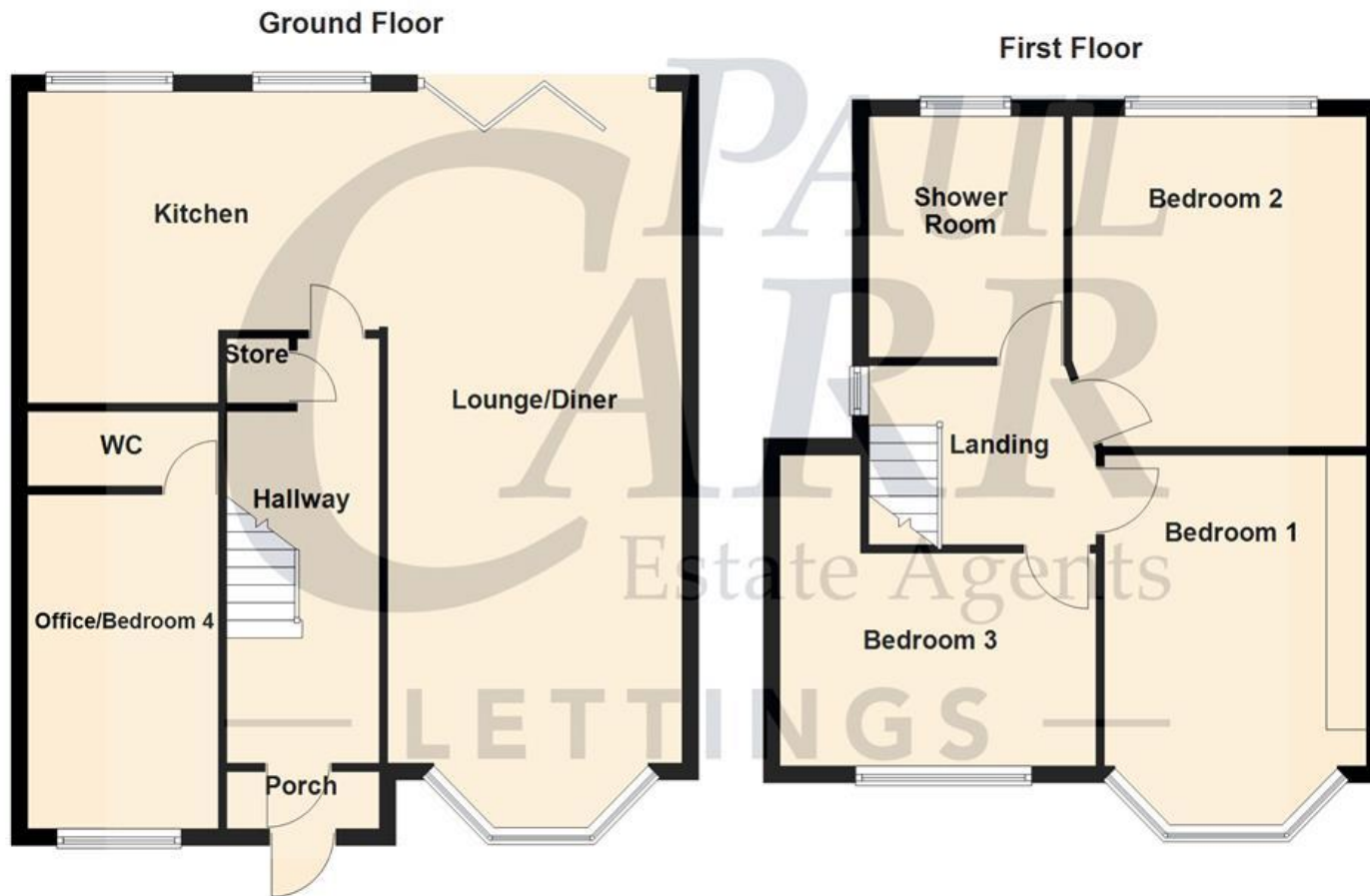
Bedroom 3 12' 5" x 8' 9" (3.78m x 2.66m)





Floor Plan

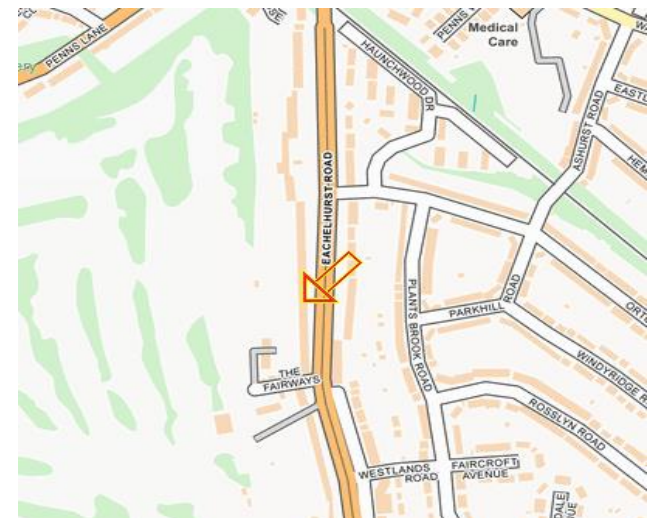
This floor plan is not drawn to scale and is for illustration purposes only

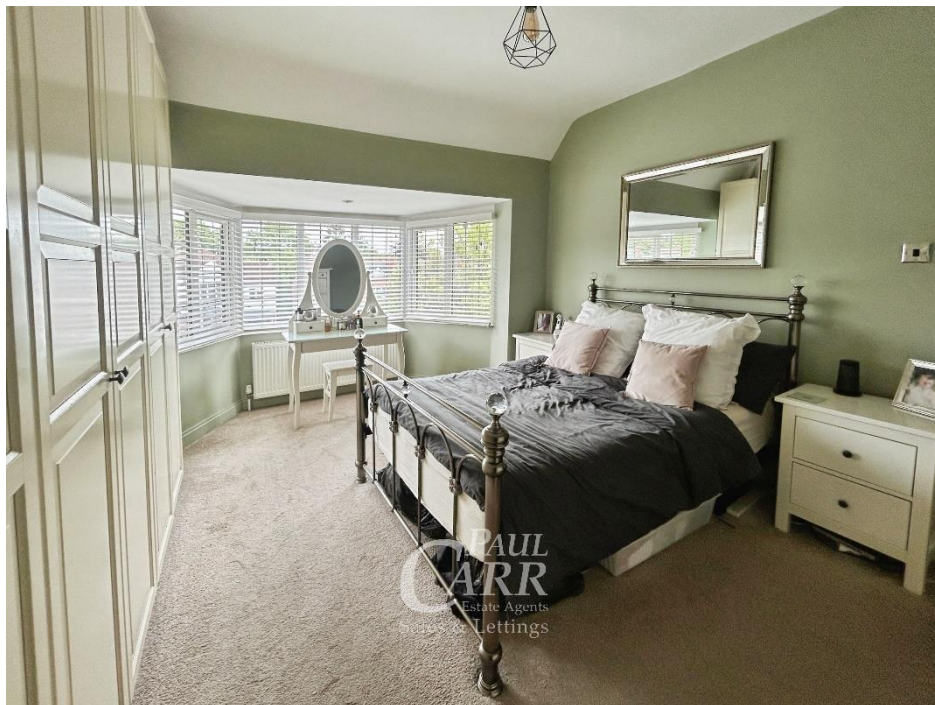


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	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: 20th May 2025