



Eachelhurst Road,
Sutton Coldfield, B76 1DS

Offers in the Region Of £450,000

Located beautifully off a slip road on Eachelhurst Road, this large freehold, traditional property offers superb accommodation throughout.

The interiors offer the following a large welcoming entrance hall, W.C, generous dining room to the front and a living room to the rear. There is a spacious comprehensively fitted kitchen with a range of units and integral appliances. There is a door into a store and to the far rear is a light and airy breakfast area with double doors out to the garden.

To the first floor is a landing space with linen cupboard, three superb double bedrooms and a family bathroom. The master bedroom also benefits from an en-suite.

The property also boasts a beautiful rear garden with a patio to the front and steps leading up to the lawn and a beautiful paved seating area. Block paved driveway and garage to the fore provides ample off road parking.

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

Dining Room 11' 6" x 13' 5" (3.50m x 4.09m)

Lounge 15' 7" x 11' 6" (4.75m x 3.50m)

Kitchen 9' 4" x 11' 6" (2.84m x 3.50m)

Sun Room 11' 6" x 5' 7" (3.50m x 1.70m)

WC 7' 3" x 3' 1" (2.21m x 0.94m)

Bedroom 1 15' 7" x 11' 8" (4.75m x 3.55m)

Ensuite 6' 1" x 4' 6" (1.85m x 1.37m)

Bedroom 2 13' 8" x 11' 8" (4.16m x 3.55m)

Bedroom 3 12' 0" x 9' 6" (3.65m x 2.89m)

Bathroom 7' 10" x 6' 2" (2.39m x 1.88m)

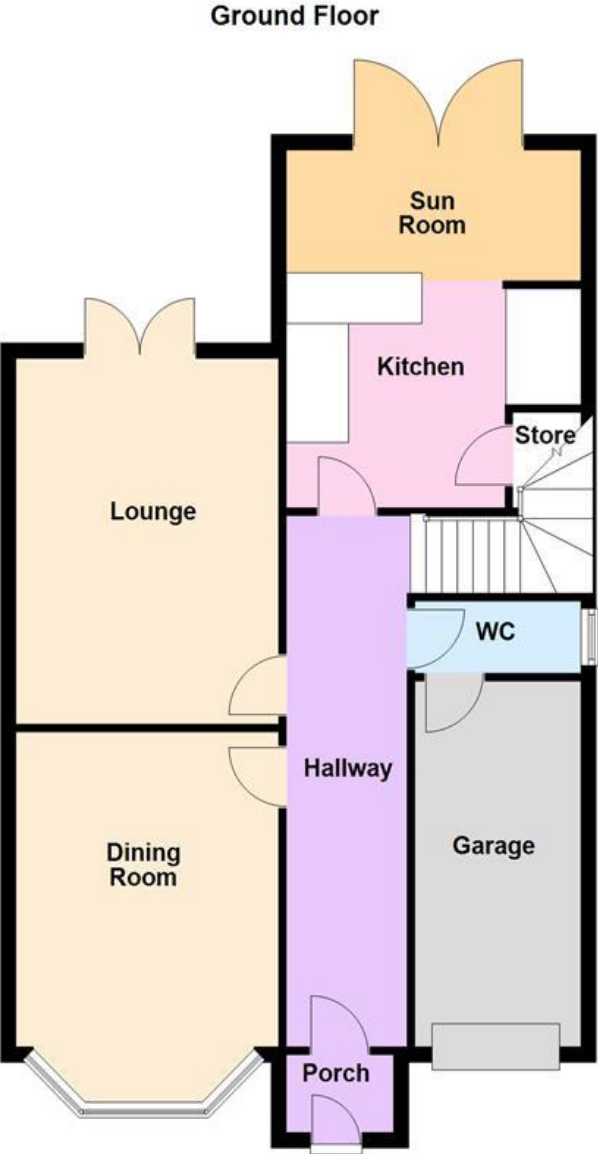
Garage 15' 7" x 7' 3" (4.75m x 2.21m)



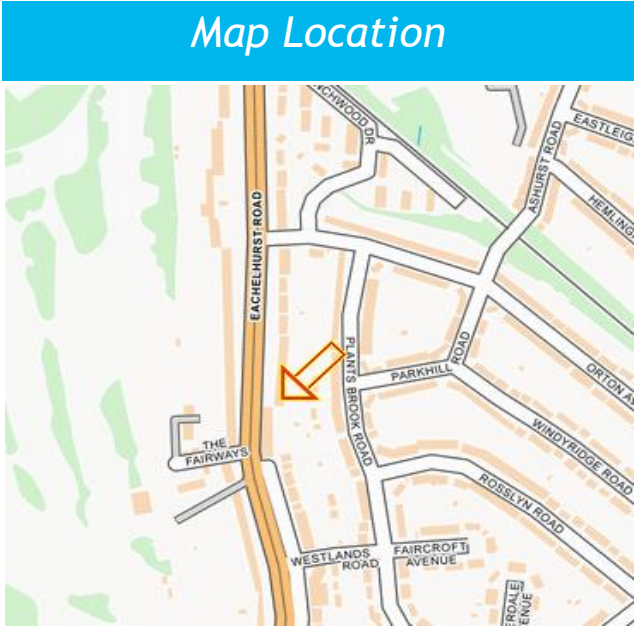


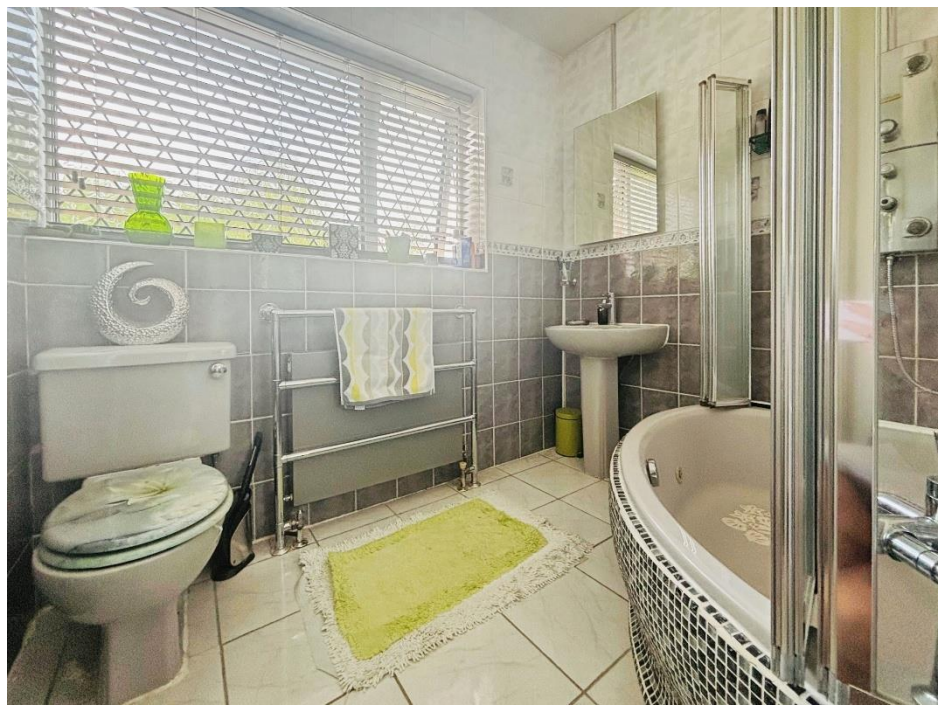
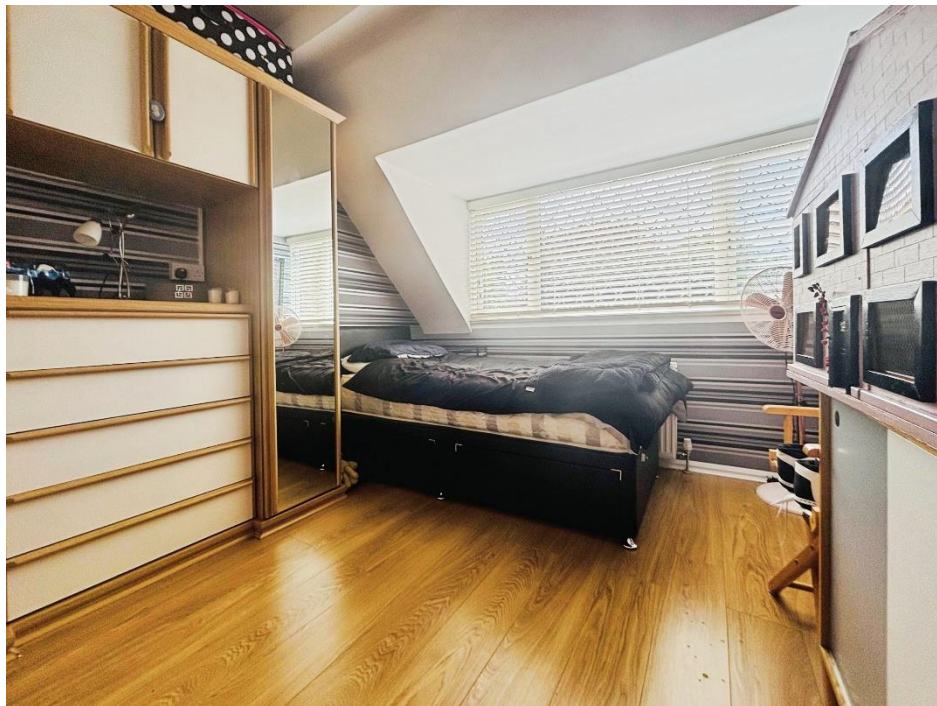
Floor Plan

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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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: 4th July 2025