

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- * For Sale By Modern Auction, T & C's Apply
- * Deceptively spacious, three double bedrooms
- * Well appointed family shower room
- * Considerable and cosy lounge with dining room
- * Real wood burning cast iron fire
- * Sizeable fitted breakfast kitchen
- * Utility and guest cloakroom/w.c.
- * Private and mature garden with rear garage/shed access
- * Scope for double garage/car port to rear
- * Immense potential presented



293 EACHELHURST ROAD, WALMLEY, B76 1DS ~ Guide Price £225,000

Rarely does the opportunity become available to purchase one of the first homes built on the ever popular Eachelhurst road, having been tastefully extended with yet further scope for redevelopment, modernisation and conversion, the current genuinely deceptive, three bedroomed, freehold family home offers full customisation and personalisation for its prospective purchasers. Local immediate shopping facilities are obtainable within close proximity to the property's position, with further comprehensive amenities being available in Walmley Village. Public parks, houses and a golf course provide social wealth to the area with excellent educational opportunities being provided by one of the many, readily available bus services on Eachelhurst Road. Benefitting from the provision of gas central heating and PVC double glazing, the home boasts a shared rear access obtainable on Plants Brook Road, set behind gates and scope to create a double garage/car port for that all important, off road and secure parking (subject to the necessary planning permissions). Currently the home briefly comprises: Deep and welcoming entrance hall, having doors leading to a considerable lounge with wood burning fire through to an attractive dining room, impressive fitted breakfast kitchen, utility, guest cloakroom/w.c. and understairs storage/cellar. To the first floor are three, spacious double bedrooms all of which are serviced by a well appointed, family bathroom. Externally, block paving gives access into the home via a wooden obscure door, to the rear, patio leads from utility and dining advancing to lawn, mature, well stocked borders line the perimeter and lead to rear garage. Shed space.

Set back from the road behind a block-paved drive, access is gained into the accommodation via a wooden, double glazed obscure door with windows to side, giving access into:

DEEP & WELCOMING ENTRANCE HALL: Doors radiate to a considerable lounge / dining room, fitted breakfast kitchen and under-stairs storage / cellar access, return stairs lead to first floor, radiator.

IMPOSING LOUNGE / DINING ROOM: 26'1 (through both and into bay) x 11'2 (max): PVC double glazed leaded bay window to fore, an open wood-burning cast iron fire set on a tiled hearth having wooden period mantel over, radiator, PVC double glazed leaded patio doors lead to rear garden, door to hall, space for large dining table and lounge suite.

FITTED BREAKFAST KITCHEN: 12'11 x 9'11: PVC double glazed window to rear and window to side, matching wall and base units with integrated fridge, freezer and oven with grill over, recesses for washing machine, roll edged work surfaces having four ring gas hob and extractor canopy over, one and a half stainless steel sink drainer unit, radiator, space for dining table, door leads to hall and a glazed door opens to:

UTILITY: 7'6 x 6'2 (max) / 3'8 (min): PVC double glazed window to rear, obscure door leads to patio, radiator, glazed door leads back to kitchen, and a door opens to:

GUEST CLOAKROOM / W.C.: PVC double glazed obscure window to rear, low level WC, door back to utility.

STAIRS & LANDING: PVC double glazed leaded window to side, return stairs give access to three double bedrooms and a family shower room.

BEDROOM ONE: 12'7 x 11'2: PVC double glazed window to rear, radiator, door to landing.

BEDROOM TWO: 11'2 x 11'0: PVC double glazed leaded window to fore, radiator, door to landing.

BEDROOM THREE: 9'11 x 9'6: PVC double glazed window to rear, radiator, door to landing.

SHOWER ROOM: PVC double glazed obscure leaded window to fore, suite comprising walk-in shower cubicle having glazed splash screen to side, low level WC and pedestal wash hand basin, radiator, door to landing.

REAR GARDEN: Paved patio leads from utility and dining room and advances to lawn, mature shrubs and bushes privatise the property's border and give access to a rear shed / garage having opportunity to develop complete modernisation through a double garage or car-port, (subject to planning permission), the shared drive is accessed via Plants Brook Road.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



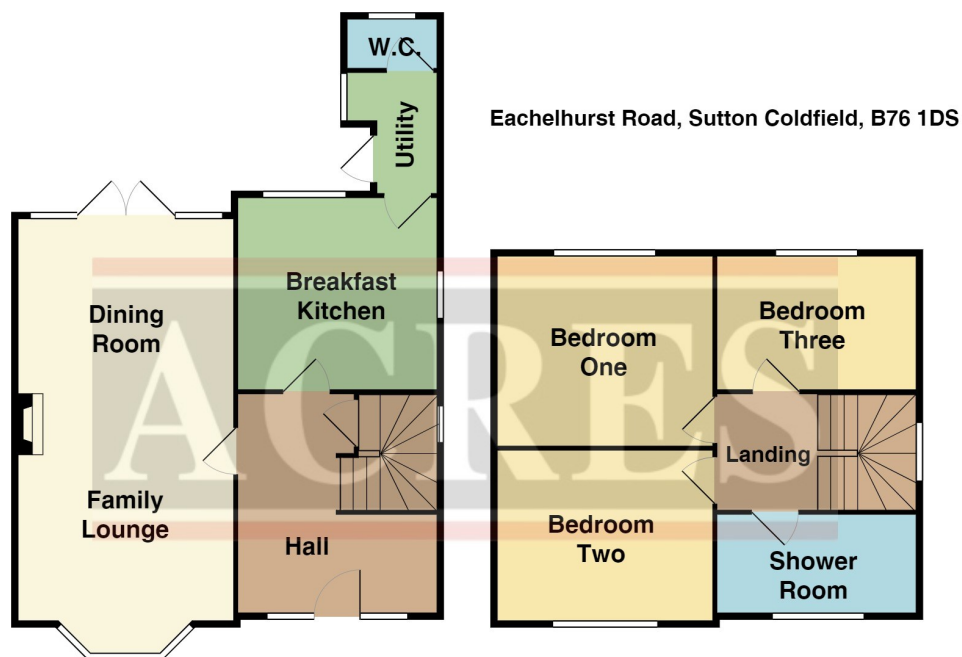
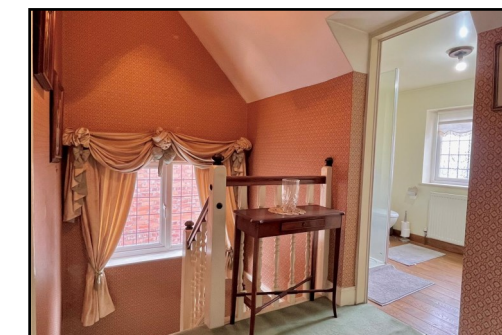
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

TENURE: We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		