

# ACRES

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

- \*\*\* AVAILABLE VIA MODERN METHOD OF AUCTION \*\*\*
- Three bedroomed, detached bungalow
- Well-appointed shower room
- Family lounge with patio doors
- Rear conservatory opening to garden
- Fitted breakfast kitchen & side lean-to
- Expansive drive to fore & double garage
- Substantial rear garden
- Opportunity for redevelopment (STPP)
- Excellent position



***EACHELHURST ROAD, WALMLEY, B76 1EE - AUCTION GUIDE £375,000***

Situated on a highly sought-after residential road between the ever-popular suburbs of Walmley & Erdington, this spacious three-bedroomed, detached freehold bungalow presents an exceptional opportunity for those seeking a home with extensive potential. Occupying a substantial end-plot position, the property lends itself perfectly to future expansion or complete redevelopment (STPP). With ample space to the side of the existing home, there is even the possibility of constructing a full, separate dwelling—making this a rare investment prospect in a prime location. Local amenities are plentiful with both Walmley & Erdington offering an excellent range of shopping facilities, cafes & services to meet daily needs. Regular bus routes provide convenient access to neighbouring town centres including Birmingham, Sutton Coldfield, & Wylde Green, ensuring connectivity for commuting & leisure. Immediately adjacent lies the beautiful & expansive Pype Hayes Park—perfect for families & outdoor enthusiasts—known locally for hosting the renowned Gandeys Circus each year. The bungalow itself benefits from gas central heating & PVC double glazing (both where specified) & briefly comprises: a welcoming porch leading into a deep entrance hallway, a spacious family lounge with patio doors flowing into the rear conservatory, & a fitted breakfast kitchen with a useful lean-to & walk-in pantry. 3 bedrooms offer comfortable living arrangements, complemented by a modern family shower room. Externally, a wide block-paved driveway provides ample parking for multiple vehicles & is accessed via both pedestrian & vehicular metal gates. Double up-and-over doors lead into a sizeable garage, offering additional storage or workshop space. To the rear, a generous paved patio opens out to an extensive lawned garden—ideal for families or those with green fingers. A unique opportunity in a thriving location, internal inspection is highly recommended. EPC E.

Set back from the road behind a multi vehicular block paved drive with metal double gate opening to fore and a pedestrian side gate, access is gained into the accommodation via a PVC double glazed obscure leaded door with window to side into:

**PORCH AREA:**

An obscure glazed door with window to side opens to:

**DEEP ENTRANCE HALL:**

Doors open to three bedrooms, a fitted breakfast kitchen, family lounge, shower room and storage, radiator.

**FAMILY LOUNGE: 14'11 x 11'04:**

Gas coal-effect fire set upon a tiled hearth having matching surround and mantel over, sliding patio doors open to rear conservatory, space for complete lounge suite, radiator, door back to entrance hall.

**FITTED BREAKFAST KITCHEN: 11'07 x 11'00:**

PVC double glazed windows to side, matching base units with recesses for washing machine and fridge / freezer, roll edged work surface with electric hob and a stainless steel sink drainer unit, tiled splashbacks, radiator, door to pantry and an obscure glazed door to side lean-to, door back to entrance hall.

**SIDE LEAN-TO:**

PVC double glazed leaded obscure door opens to fore, a further PVC double glazed obscure door opens to rear, windows open into the property with an obscure door opening into kitchen.

**REAR CONSERVATORY: 9'03 x 7'03:**

PVC double glazed windows and French doors open to rear garden, sliding patio doors open back to lounge.

**BEDROOM ONE: 15'00 x 10'00:**

PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to entrance hall.

**BEDROOM TWO: 14'07 x 9'11:**

PVC double glazed leaded window to fore, space for double bed and complimenting suite, radiator, door back to hall.

**BEDROOM THREE: 9'11 x 6'11:**

PVC double glazed leaded window to fore, space for bed, radiator, door back to hall.

**SHOWER ROOM:**

PVC double glazed obscure window to side, suite comprising step-in shower cubicle with glazed splash screen door to side, low level WC and pedestal wash hand basin, radiator, tiled splashbacks and flooring, door back to entrance hall.

**REAR GARDEN:**

A paved patio advances from the accommodation and leads to vast lawn, opportunity is provided for redevelopment (STPP), with potential access directly to the drive and into a:

**DOUBLE GARAGE: 23'01 x 17'09: (please check suitability for your own vehicle use):**

Up and over garage doors to fore, an obscure glazed window to rear with timber glazed door opening back to rear garden.



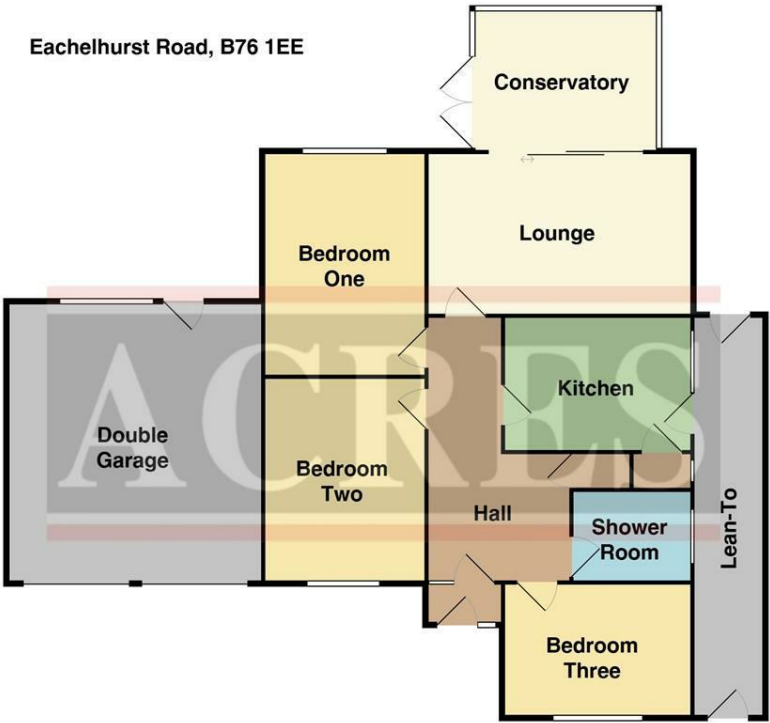
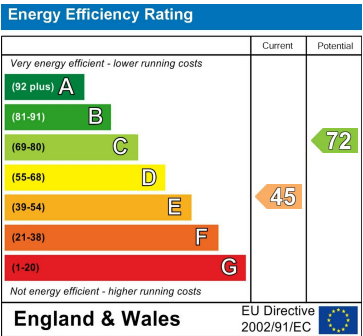




**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** D

**VIEWING:** Highly 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.

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.