



Eaton Road, Birmingham





Property Description

Experience the epitome of refined living in this exquisite 4-bedroom property nestled in a highly desirable location of Tyseley. Upon entering, you are welcomed by a secure entrance hallway and spacious reception room that blends comfort and functionality, boasting TV and internet points, ample wall sockets, and a large, double-glazed window that floods the room with natural light. Stepping further into the heart of the home you will find an open-plan kitchen and dining area that exudes practicality. The fully fitted kitchen is equipped with integrated appliances and abundant storage options. The dining area, bathed in light streaming through double-glazed French doors, seamlessly connects to the garden, providing a tranquil retreat for relaxation and entertainment. Convenience meets luxury with a downstairs guest WC and a utility room for laundry purposes, complemented by a side door that opens onto the delightful garden space. Upstairs, four generously sized bedrooms await, each adorned with fitted wardrobes that complement the property's aesthetic. The family bathroom is a sanctuary of serenity, featuring a bath, separate shower, WB and WC, elegantly finished with a vanity mirror. The master bedroom boasts a luxurious en-suite with a shower cubicle, WC, WB, and vanity mirror, offering a private sanctuary for relaxation. Outside, the property impresses with a driveway accommodating two vehicles and an integrated garage.

Lounge

15' 8" x 10' 10" (4.78m x 3.30m)
Double glazed window to front elevation and central heating radiator.

Dining Room

12' 6" x 10' 2" (3.81m x 3.10m)
Double glazed double doors to garden and central heating radiator.

Kitchen

18' 6" x 10' 2" (5.64m x 3.10m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, cooker, fridge freezer, washing machine and storage cupboard.

Utility Room

7' 7" x 5' 2" (2.31m x 1.57m)
Access to garden, space and connections for washing machine and extractor.

Utility Room Two

8' 6" x 3' 8" (2.59m x 1.12m)
Under stairs storage.

Landing

Loft access.

Bedroom One

13' 3" x 12' 5" (4.04m x 3.78m)
Double glazed window to front elevation and three fitted wardrobes.

En-Suite

Fitted shower cubicle, W.C, wash hand basin with vanity storage, spotlights and storage cupboard.

Bedroom Two

12' 4" x 9' 2" (3.76m x 2.79m)
Double glazed window to front elevation, central heating radiator and fitted wardrobe.

Bedroom Three

7' 2" x 9' 5" (2.18m x 2.87m)
Double glazed window to rear elevation, central heating radiator and fitted wardrobes.

Bedroom Four

9' 6" x 9' 4" (2.90m x 2.84m)
Double glazed window to rear elevation and central heating radiator.

Family Bathroom

Shower, W.C, wash hand basin, vanity unit and mirror.

Downstairs W.C

W.C and wash hand basin.

Front Garden

Driveway providing off road parking for two vehicles and laid to lawn.

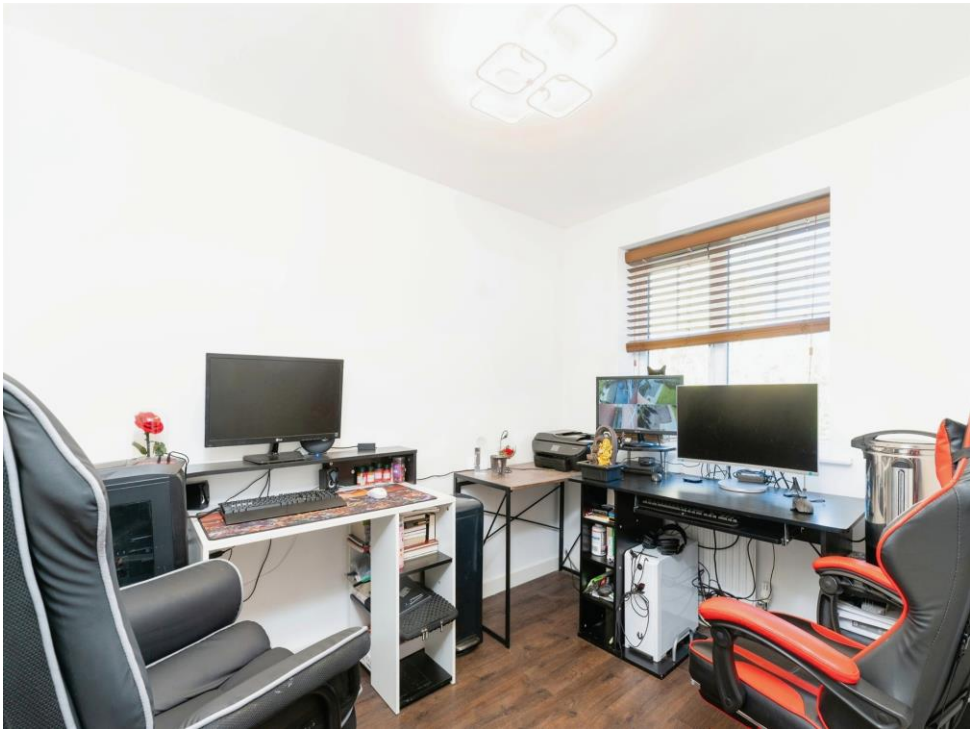
Rear Garden

Slabbed patio area, gravelled area, side access to frontage, apple tree, outside tap, outside socket and security light.

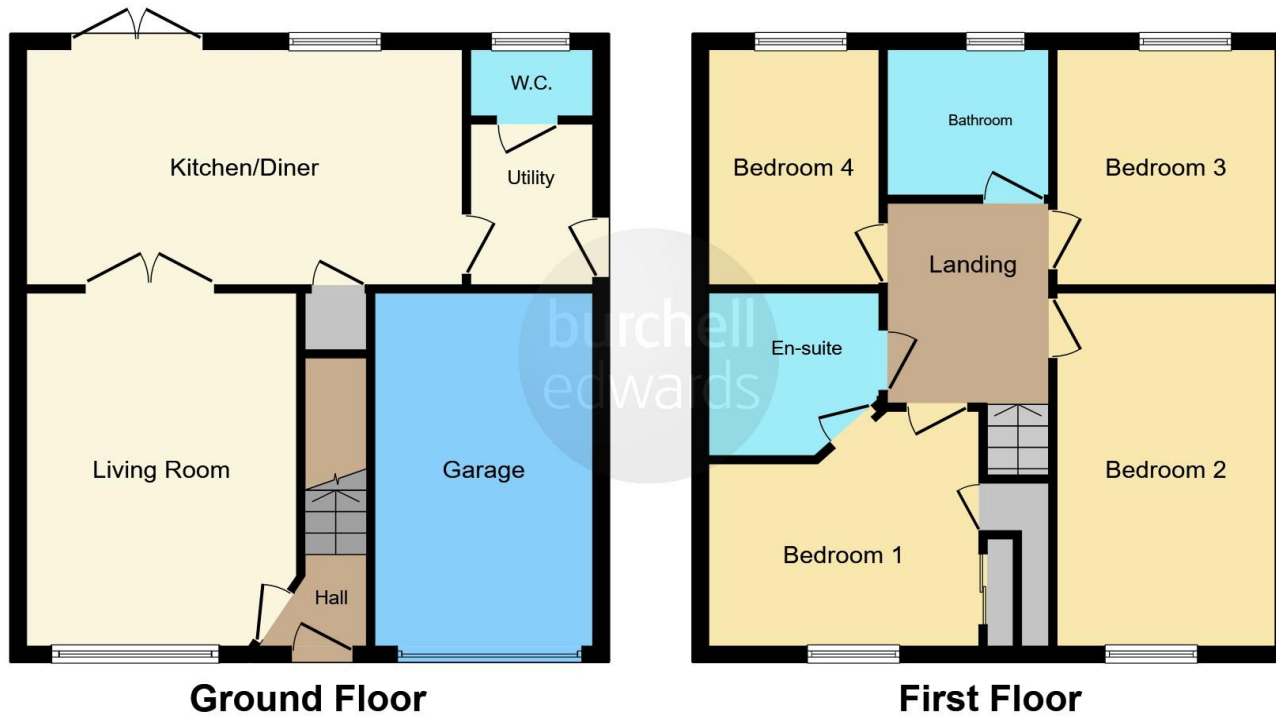
Garage

Consumer board, power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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