Walmley 0121 351 4000 Walmley@paulcarrestateagents.co.uk

Eaton Wood,
Birmingham, B24 0NW

Offers in the Region Of £260,000

A beautifully presented, freehold three-bedroom end-terraced home, occupying a pleasant cul-de-sac position and offering a generous driveway, spacious living accommodation, a conservatory and attractive wrap-around gardens.

Set behind an attractive frontage with a generous private driveway, this superb family home offers well-proportioned and thoughtfully presented accommodation across two floors.

The welcoming entrance hallway leads into an impressive lounge, centred around an attractive feature fireplace and offering plenty of space for comfortable seating. An open archway connects the lounge with the dining area, creating a beautifully finished reception space that feels both sociable and practical for everyday family life and entertaining. The dining area provides direct access into the conservatory, which offers a peaceful additional sitting space overlooking the garden. The fitted kitchen includes a range of modern wall and base units, complementary work surfaces, integrated cooking appliances and access to the side of the property.

Upstairs, the property provides two comfortable double bedrooms and a further single bedroom, making it ideally suited to a young family, first-time buyer or those requiring a home office. The accommodation is completed by a well-appointed family bathroom.

Outside, the home enjoys particularly attractive and well-maintained wrap-around gardens. A paved seating area beside the conservatory provides an ideal setting for outdoor dining, while the lawned garden offers plenty of space for children, pets and summer entertaining. The end position also gives the garden a greater feeling of openness and privacy.

Eaton Wood is a popular residential setting within the B24 area, combining a quieter cul-de-sac environment with convenient access to everyday amenities. Local shops, schools, bus services and major road connections are all within easy reach, while nearby green spaces and straightforward routes towards Erdington, Sutton Coldfield and Birmingham city centre make the location especially practical for families and commuters.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

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

Living Room 13' 6" x 12' 4" (4.11m x 3.76m)

Dining Room 11' 0" x 7' 10" (3.35m x 2.39m)

Conservatory 9' 6" x 7' 11" (2.89m x 2.41m)

Kitchen 11' 0" x 7' 3" (3.35m x 2.21m)

Bedroom One 13' 5" x 9' 3" (4.09m x 2.82m)

Bedroom Two 11' 0" x 9' 3" (3.35m x 2.82m)

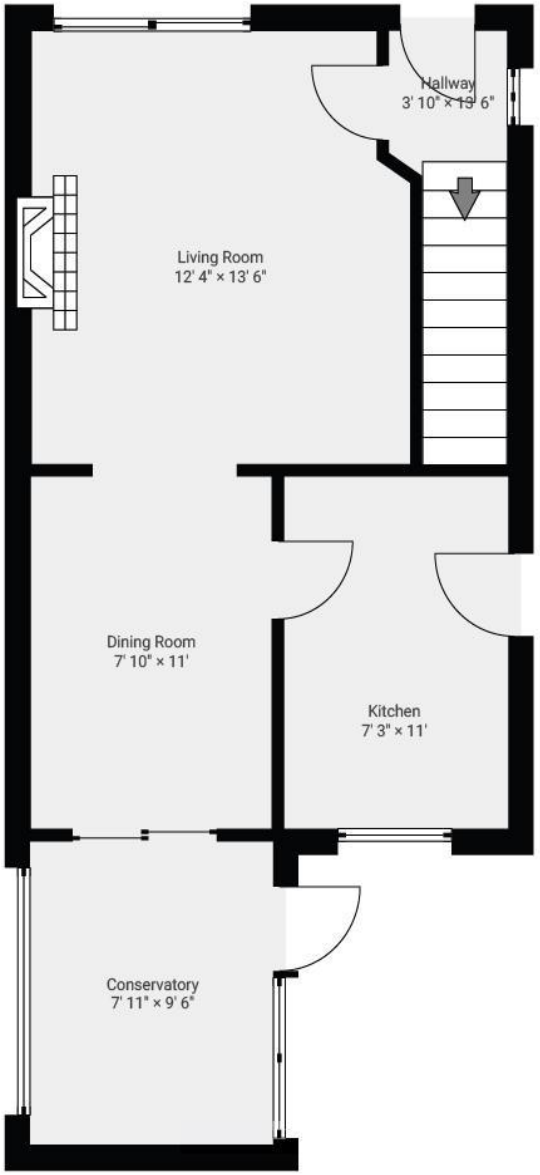
Bedroom Three 9' 10" x 7' 1" (2.99m x 2.16m)

Bathroom 6' 1" x 6' 0" (1.85m x 1.83m)

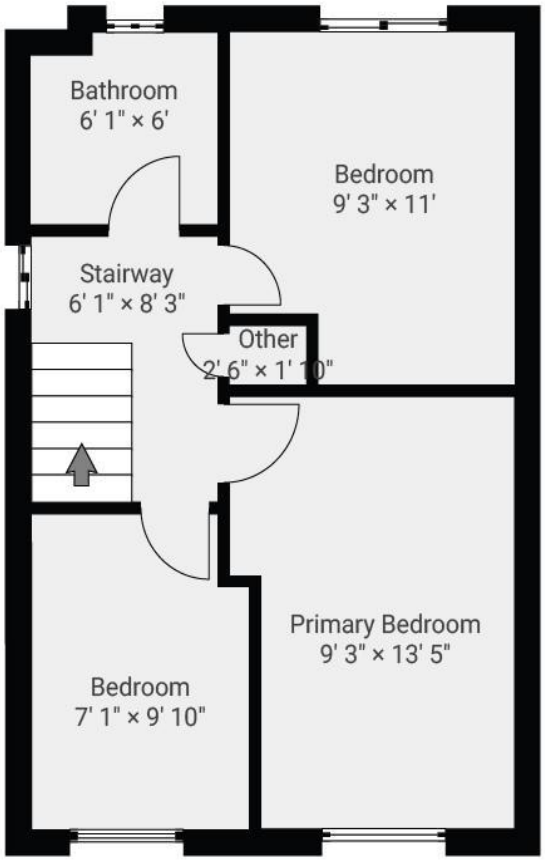
Floor Plan

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

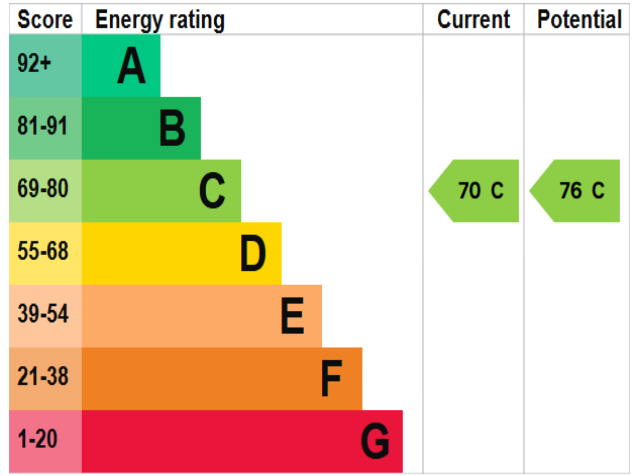
▼ Ground Floor



▼ 1st Floor



Energy Performance Rating



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: 29th July 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £57 including VAT applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.