



Eachelhurst Road,
Sutton Coldfield, B76 1EE

Auction Guide Price £350,000

This Property is Being sold by Paul Carr Modern Auction. Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £8,195 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.

Occupying an impressive corner plot with generous wraparound gardens, this substantial three-bedroom detached home offers exceptionally spacious accommodation together with outstanding potential for modernisation, extension or further development, subject to the necessary planning permissions.

Set back behind a broad frontage, the property makes an immediate impression with its handsome traditional façade, prominent bay windows and extensive outside space. A welcoming porch opens into a spacious entrance hall, providing access to the principal ground-floor rooms. The living room is particularly impressive, offering excellent proportions and a wide front-facing bay window that fills the room with natural light. A second exceptionally generous reception room overlooks the rear garden and provides ample space for formal dining, entertaining or use as an additional family sitting room. The fitted kitchen offers a comprehensive range of storage units and space for everyday dining, while an adjoining utility area provides additional practicality. The ground floor is further complemented by a shower room with toilet, together with access to the garage and rear garden.

To the first floor are three genuine double bedrooms. The principal bedroom is especially spacious and features a substantial bay window alongside fitted wardrobes, while a second double bedroom also benefits from built-in storage. The family bathroom includes both a separate bath and shower enclosure, with an additional separate toilet positioned off the landing.

One of the property's greatest strengths is its remarkable outside space. The home occupies a generous corner position with gardens extending around the front, side and rear, creating tremendous scope for landscaping, outdoor entertaining or a significant extension, subject to planning. A driveway and garage provide off-road parking and useful storage.

Offering enormous rooms, flexible family accommodation and a plot rarely found within this popular location, this is a wonderful opportunity to create an exceptional long-term family home.

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

Living Room 15' 6" x 12' 10" (4.73m x 3.91m)

Dining Room 11' 9" x 11' 5" (3.58m x 3.48m)

Kitchen 11' 11" x 11' 5" (3.62m x 3.48m)

Bathroom 5' 7" x 5' 6" (1.71m x 1.68m)

Laundry Room 5' 7" x 5' 7" (1.70m x 1.69m)

Lean-to 19' 1" x 3' 2" (5.82m x 0.96m)

Bedroom One 13' 10" x 11' 8" (4.21m x 3.56m)

Bedroom Two 11' 5" x 11' 1" (3.49m x 3.39m)

Bedroom Three 13' 5" x 8' 2" (4.10m x 2.48m)

Storage 6' 6" x 6' 0" (1.98m x 1.84m)

Bathroom 8' 3" x 5' 11" (2.51m x 1.81m)

Toilet

Garage 16' 2" x 8' 8" (4.93m x 2.65m)

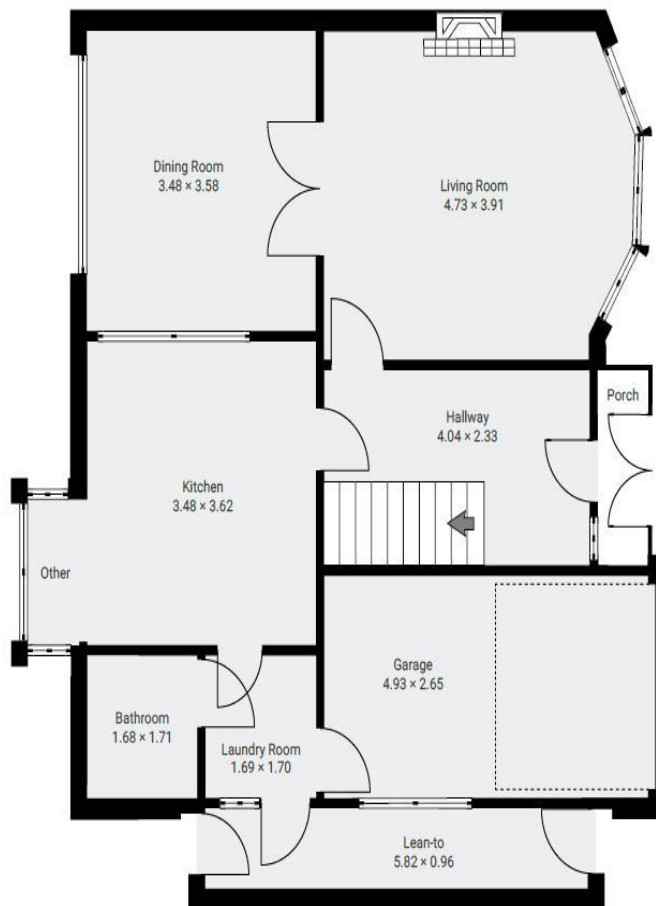




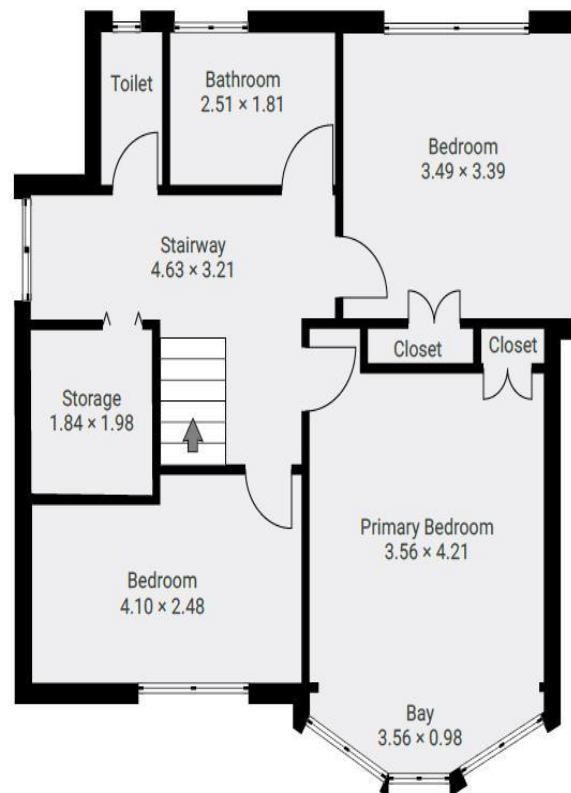
Floor Plan

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

▼ Ground Floor



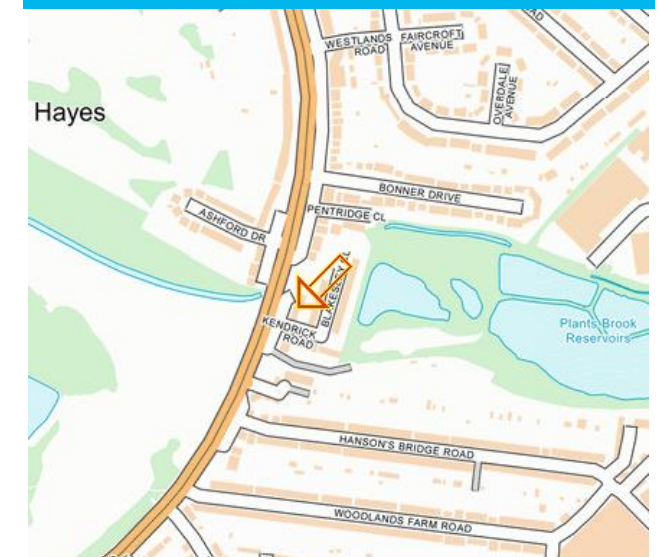
▼ 1st Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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: 17th 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 £40 + VAT (£48 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.

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