



**Eymore Close, Birmingham B29 4LB**



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## **Eymore Close, Birmingham**

\*\*\*\*\* SOUGHT AFTER BOURNVILLE VILLAGE TRUST LOCATION \*\*\*\*\* FOUR-BEDROOM DETACHED PROPERTY \*\*\*\*\* CLOSE TO LOCAL AMENITIES \*\*\*\*\*  
TWO GENEROUS RECEPTION ROOMS \*\*\*\*\* IMMACULATE EXTENDED KITCHEN \*\*\*\*\* GENEROUS AND PEACEFUL REAR GARDEN \*\*\*\*\* ROUNDABOUT  
DRIVEWAY \*\*\*\*\* EV CHARGING POINT \*\*\*\*\*

### **Agent Note**

This property is council tax band F.

### **Entrance Porch**

Double glazed window to front & door.

### **Entrance Hall**

Understairs cloakroom, central heating radiator.

### **Downstairs Shower Room & W/C**

Double glazed window to rear, heated towel rail, low level flush w/c, wash hand basin with mixer tap, waterfall shower.

### **Lounge**

20' 1" x 11' 1" ( 6.12m x 3.38m )  
Double glazed windows to front & rear, central heating radiator, generous size.

### **Gaming Room**

8' 1" x 8' ( 2.46m x 2.44m )  
Tiled floors, Extended into garage - rest of garage for storage.

### **Second Living Room**

11' 1" x 11' 1" ( 3.38m x 3.38m )  
Double glazed window to front, central heating radiator, generous size.

### **Kitchen**

23' x 21' ( 7.01m x 6.40m )  
Double glazed sliding door & window to rear, french doors to garden, open plan kitchen/diner, L-Shaped room, range of wall & base units with quartz worktops & splashback, tiles to splash-prone areas, central heating radiator, plumbing for utilities, integrated oven & microwave, sink & drainer with multifunctional tap.

### **Landing**

Vendor has advised planning for loft conversion, Double glazed window to front.

### **Bedroom 1**

12' x 11' ( 3.66m x 3.35m )  
Double glazed window to front, central heating radiator, built in wardrobes, generous size.

### **Bedroom 2**

12' x 7' ( 3.66m x 2.13m )  
Double glazed window to rear, central heating radiator.

### **Bedroom 3**

11' 1" x 9' ( 3.38m x 2.74m )  
Double glazed window to rear, central heating radiator, built in wardrobes.

### **Bedroom 4**

11' 1" x 8' ( 3.38m x 2.44m )  
Double glazed window to front, central heating radiator, built in wardrobes.

### **Bathroom**

Double glazed frosted window to rear, heated towel rail, shower over bath, wash hand basin with mixer tap, low level flush w/c.

### **Front Garden**

Electric garage door - garage extended into. EV charging point. Roundabout driveway with dropped kerb - small lawn,

### **Rear Garden**

Peaceful generous rear garden, patio area, well maintained, electronically controlled awning.





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## Eymore Close, Birmingham

- Bournville Village Trust.
- Four-bedroom detached.
- Close to amenities.
- Generous reception rooms.
- Immaculate kitchen.

Tenure: Freehold EPC Rating: D  
Council Tax Band: F

**£700,000**



**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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