



Eaton Wood,
Birmingham, B24 0NW

£340,000

Set within the established residential setting of Eaton Wood, this substantial four-bedroom family home offers an impressive balance of generous living space, versatile accommodation and a mature rear garden, complemented by off-road parking, a garage and roof-mounted solar panels.

The accommodation begins with a welcoming entrance hallway, where stairs rise to the first floor and a useful guest WC adds everyday practicality. The principal living room is a comfortable and inviting space, enhanced by decorative coving and an attractive feature fireplace that provides a natural focal point.

Separate from the lounge, the generously proportioned dining room offers ample space for both family dining and entertaining, with glazed doors creating a seamless connection into the conservatory beyond.

The conservatory is a particularly appealing addition to the home. Surrounded by glazing and enjoying views across the garden, it provides a light-filled retreat that works equally well as an additional sitting room, reading space or relaxed year-round entertaining area. The adjoining kitchen is fitted with an extensive range of wood-effect cabinetry, contrasting work surfaces and tiled splashbacks, with plentiful preparation and storage space together with room for the essential appliances

Upstairs, the accommodation continues to impress with four bedrooms, making the layout particularly well suited to growing families or those requiring dedicated home-working space. The primary bedroom is a generous double, beautifully presented with a striking feature wall, while a further substantial double bedroom is accompanied by two additional rooms that lend themselves to children's bedrooms, guest accommodation, dressing space or a home office. The family bathroom is fitted with a contemporary white suite incorporating a bath with shower over, wash basin and WC.

Outside, the rear garden has clearly been established with considerable care. A mixture of lawn, mature shrubs, flowering borders and seating areas creates a wonderfully private and characterful setting, with the conservatory opening directly into the garden and a further seating area positioned towards the rear. To the front, a block-paved driveway provides off-road parking and access to the garage, completing a home that offers excellent practicality alongside its generous internal proportions.

Eaton Wood is well positioned for the amenities of the wider Pype Hayes and Erdington area. Pype Hayes Park provides extensive nearby green space, while Gunter Primary School also nearby. Erdington railway station is around 2 km away, while the M6 at Junction 5 is approximately 1.5 miles from the property, making the address particularly convenient for access across Birmingham and the wider motorway network. Everyday shopping, services and transport links are also readily available along the nearby Chester Road and Tyburn Road corridors.



Room Measurements

Living Room 14' 11" x 10' 9" (4.54m x 3.27m)

Dining Room 15' 5" x 10' 9" (4.70m x 3.27m)

Kitchen 12' 0" x 8' 3" (3.65m x 2.51m)

Toilet 5' 11" x 2' 11" (1.80m x 0.89m)

Conservatory 9' 5" x 9' 5" (2.87m x 2.87m)

Bedroom One 14' 8" x 11' 11" (4.47m x 3.63m)

Bedroom Two 12' 6" x 12' 4" (3.81m x 3.76m)

Bedroom Three 10' 9" x 6' 7" (3.27m x 2.01m)

Bedroom Four 9' 2" x 7' 11" (2.79m x 2.41m)

Bathroom 12' 6" x 5' 1" (3.81m x 1.55m)

Garage 17' 10" x 8' 5" (5.43m x 2.56m)

Tenure: We can confirm the property is

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

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

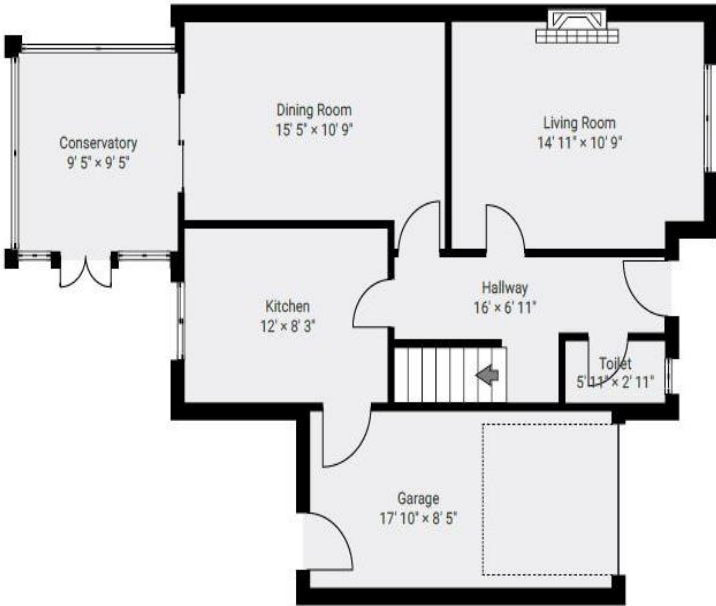




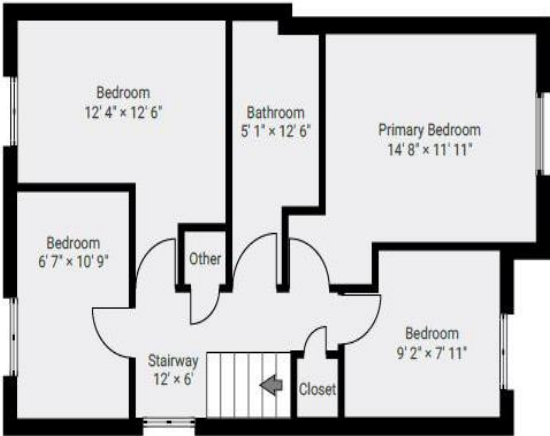
Floor Plan

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

▼ Ground Floor



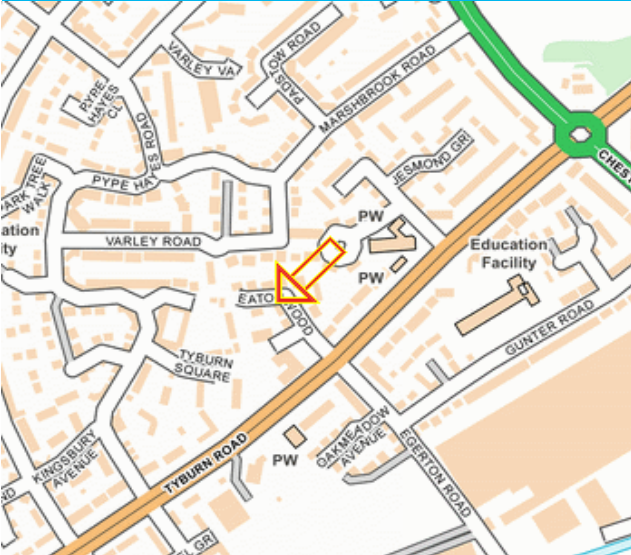
▼ 1st Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	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:

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.