PAUL CARR
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Sales & Lettings

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Eachelhurst Road,
Sutton Coldfield, B76 1EW

Offers Over £650,000

A distinctive detached family home with exceptional open-plan living and a hidden, mature garden sanctuary. Stepping through the enclosed porch into the reception hallway, you instantly feel the gentle balance of heritage and contemporary design. The house has been lovingly extended and renovated, honouring its traditional character while embracing modern living.

The heart of the home is a bespoke open plan kitchen, dining and family room – a light filled space crowned with skylights and high spec fittings. This kitchen is more than functional: high gloss units, twin fridges and freezers and an integrated microwave wrap around an island bar, ready for morning coffees or evening dinners. Two sets of bi fold doors blur the line between inside and out, drawing you to the landscaped garden beyond. A utility room discreetly handles the chores with its grey units and integrated dishwasher, washer and dryer. A guest cloakroom nestles off the hall, its panelling and designer sanitary ware adding a touch of old school elegance. The ground floor also offers a generous double bedroom with bespoke wardrobes and an en suite shower room. This is perfect for multi generational living or accommodating guests; the reappointed en suite boasts a walk-in double shower and thoughtful storage.

On the first floor, the principal bedroom enjoys a bay window and bespoke wardrobes. Two further double bedrooms have fitted wardrobes and distinctive finishes, and a fourth bedroom functions beautifully as a nursery, dressing room or study. The family bathroom is a spa like sanctuary: his and hers vanity basins, a freestanding roll top bath, a walk in rain shower and a separate sauna invite you to unwind after a busy day.

Outside, the property is set back behind a manicured foregarden with a block paved driveway leading to a garage/garden store. The rear garden is an oasis of calm; meandering paths lead past a koi pond and water feature to a bespoke garden bar. Beyond this, a meadow area and beach hut style seating create pockets of tranquillity for morning yoga, summer gatherings or simply watching the sunset. Mature shrubs and trees line the boundary, backing onto Pype Hayes Golf Club, giving a sense of privacy and connection to nature.

Eachelhurst Road sits within a sought-after community close to Walmley village with its independent shops, cafés and restaurants. Excellent local schools and transport links to Birmingham and Sutton Coldfield make daily life both convenient and inspired. This home offers a calm, intentional lifestyle. Its sophisticated yet cosy spaces invite you to cook, entertain, rest and reconnect with yourself and loved ones. If you value peace, authentic craftsmanship and an abundance of beauty indoors and out, this property deserves your attention.

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

Open Plan Kitchen/Family Room 27' 6" x 19' 8" (8.38m x 5.99m)

Laundry Room 7' 10" x 7' 4" (2.39m x 2.23m)

Toilet 4' 3" x 3' 8" (1.29m x 1.12m)

Guest Suite 14' 4" x 11' 9" (4.37m x 3.58m)

En-suite 11' 10" x 5' 6" (3.60m x 1.68m)

Bedroom One 14' 0" x 11' 4" (4.26m x 3.45m)

Bedroom Two 11' 8" x 9' 11" (3.55m x 3.02m)

Bedroom Three 10' 7" x 7' 7" (3.22m x 2.31m)

Bedroom Four 9' 8" x 6' 7" (2.94m x 2.01m)

Bathroom 12' 0" x 8' 2" (3.65m x 2.49m)

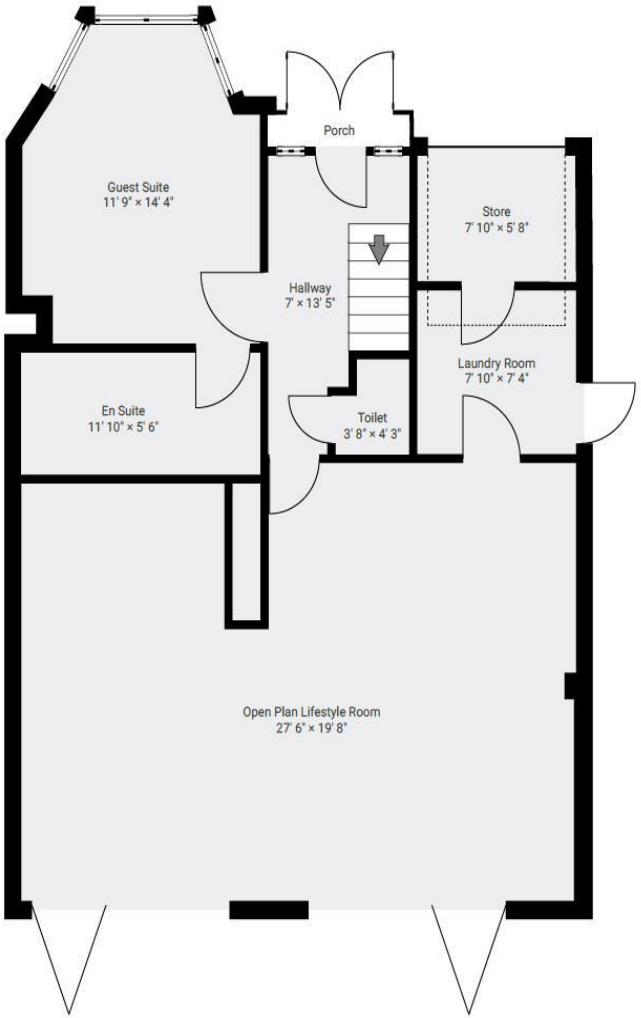
Sauna 4' 1" x 3' 4" (1.24m x 1.02m)

Store 7' 10" x 5' 8" (2.39m x 1.73m)

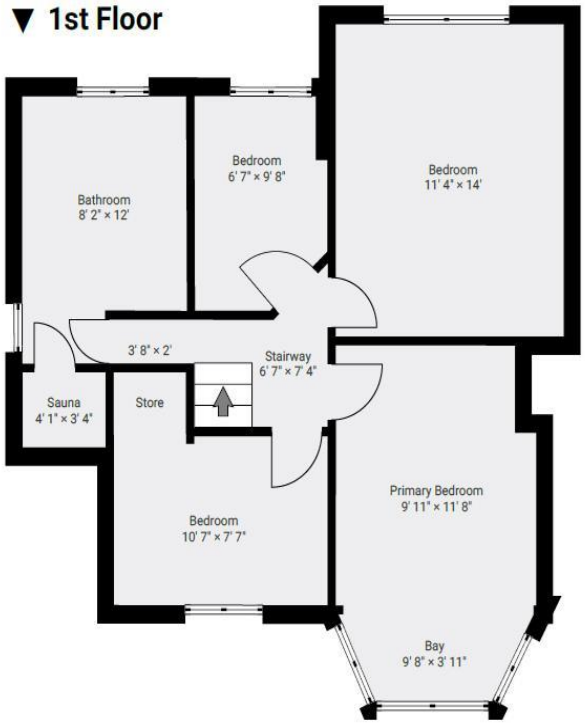
Floor Plan

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

▼ Ground Floor



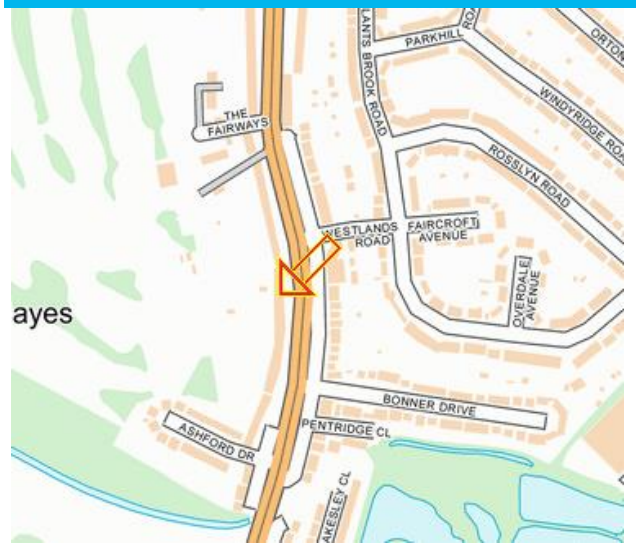
▼ 1st Floor

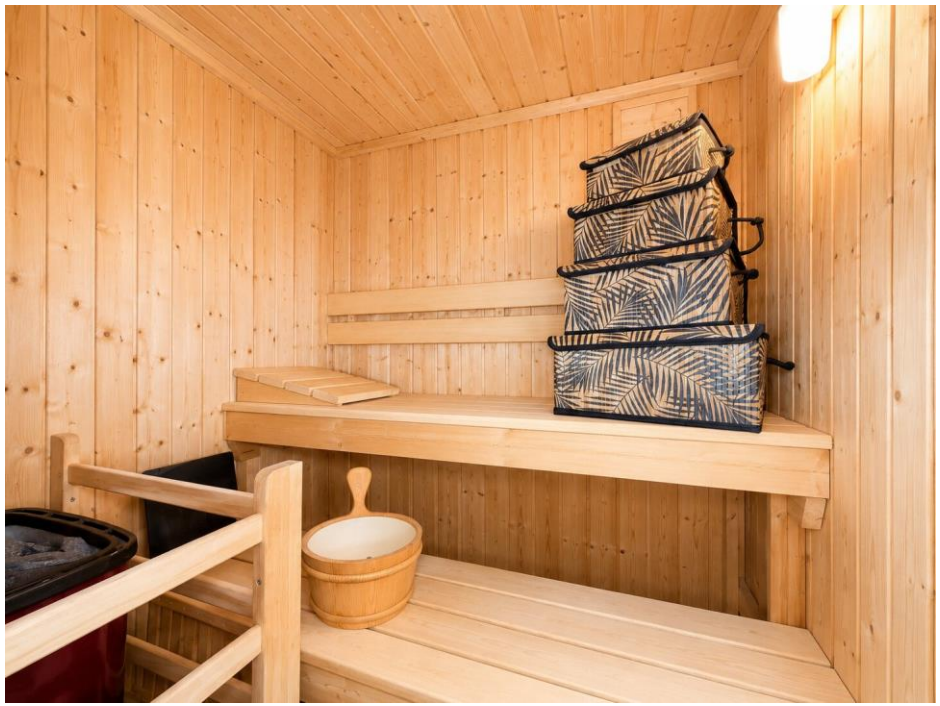


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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: 29th June 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.