



Eachelhurst Road,
Sutton Coldfield, B76 1ER

Offers in Excess of £700,000

Set well back from the road behind an exceptionally generous block-paved driveway, this significantly improved and beautifully cared-for five-bedroom detached family home combines substantial accommodation, premium finishes and a remarkable landscaped garden, all within comfortable walking distance of Walmley village.

A welcoming porch opens into a charming entrance hall, where an oak clad staircase with contemporary glass balustrading and solid oak handrails creates an immediate sense of quality. To the front, the elegant formal dining room enjoys a walk-in bay window and a limestone feature fireplace, making it ideal for both family occasions and entertaining. The extended living room is equally impressive: a wonderfully spacious setting with another limestone fireplace and patio doors which draw the garden into the home. The fitted kitchen is well appointed with an extensive range of oak-effect wall and base units, Italian quartz preparation surfaces, breakfast bar seating and integrated appliances including a Bosch cooker and dishwasher, alongside a gas hob. A fully equipped utility room provides further cabinetry, appliance space and practical access, while the integral garage and guest W.C completes the ground-floor layout.

On the first floor are four well-proportioned bedrooms. Two are particularly generous doubles, each with thoughtfully designed fitted wardrobes, while a further bedroom benefits from its own en-suite shower room. The stylish family bathroom is fitted with a contemporary white suite, including a bath with overhead shower and his-and-hers sinks. A high-pressure water system serves the home, providing excellent pressure across the multiple bathrooms. The true crowning glory is the exceptional principal bedroom suite occupying the second floor. This indulgent retreat provides ample room for a large bed and freestanding furniture, fitted storage, Velux windows ideal for midnight stargazing, a walk-in wardrobe with automatic lighting, and a private en-suite shower room.

Outside, the garden has been meticulously landscaped to create a series of beautifully defined spaces. Stone steps rise through manicured lawns, mature planting and established borders to a striking raised entertaining terrace, complete with an infinity-style plunge pool. At the far end of the garden sits an eco-friendly, insulated garden room with power and lighting: a versatile space ready to become a home bar, garden lounge, office, studio or hobby room.

Backing directly onto Pype Hayes Golf Course, the setting offers a wonderful blend of privacy, greenery and convenience. The property is ideally positioned for bus routes into Sutton Coldfield and Birmingham City Centre, with excellent motorway connections just a short drive away. A prestigious, established and exceptionally well-connected Walmley location. A superb, much-loved family home offering scale, finish and lifestyle in one of Walmley's most convenient settings.

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

Dining Room 3.63m (11'11") max x 3.58m (11'9")

Living Room 6.40m (21') x 3.58m (11'9")

Kitchen 5.54m (18'2") x 2.97m (9'9")

Hallway 4.50m (14'9") x 0.89m (2'11")

WC

Garage 5.05m (16'7") max x 2.39m (7'10")

Utility 3.91m (12'10") x 2.06m (6'9")

Bedroom 1 3.58m (11'9") x 3.53m (11'7") max

Bedroom 2 3.89m (12'9") x 3.58m (11'9")

Bedroom 3 3.07m (10'1") max x 2.51m (8'3")

En-suite

Bedroom 4 2.87m (9'5") x 2.41m (7'11")

Bathroom

Bedroom 5 6.04m (19'10") x 3.35m (11')

Walk in Wardrobe

En-suite





Floor Plan

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



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	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: 24th March 2023

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.

www.paulcarrestateagents.co.uk

 **OnTheMarket.com**

 **rightmove.co.uk**
The UK's number one property website

 **The Property Ombudsman**

 **naei | propertymark**
PROTECTED