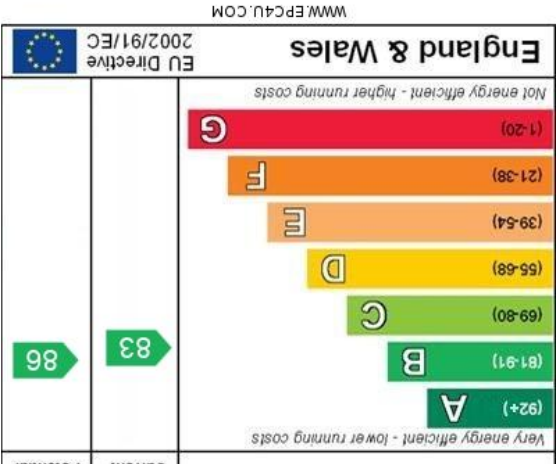


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
this property and they will email the EPC certificate to you in a PDF format
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations
state that the EPC must be presented within 21 days of initial marketing of the property.
Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991

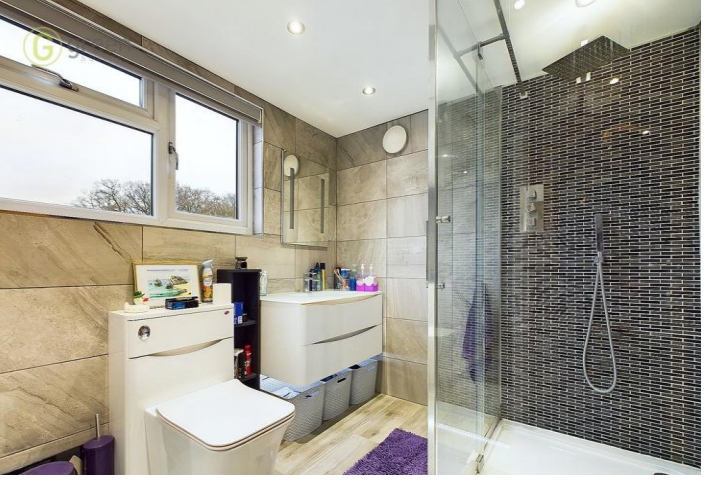


- A BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED HOUSE WITH TWO BEDROOM ANNEX
- FAMILY LOUNGE
- SUPERB OPEN PLAN KITCHEN/DINER
- ANNEX ACCOMMODATION WITH LIVING ROOM TWO BEDROOMS AND SHOWER ROOM
- SIX BEDROOMS - TWO WITH ENSUITE
- ATTRACTIVE LANDSCAPED REAR GARDEN WITH GARDEN BAR



178 Eachelhurst Road, Walmley, Sutton Coldfield, B76 1EW

£775,000



Property Description

AN IMMACULATELY PRESENTED EXECUTIVE DETACHED FIVE BEDROOM DETACHED HOUSE WITH ANNEX ACCOMMODATION CONTAINING TWO FURTHER BEDROOMS. This very special property being welcomed to the market, provides well presented accommodation throughout and is an exceptional five bedroom detached family home with the added benefit of having ground floor annex accommodation. The property is finished to a high standard throughout and is beautifully presented, offering spacious and versatile living accommodation. The house which is arranged over three storeys briefly comprises, a welcoming reception hall way, guest wc, family lounge, home office, superb open plan bespoke kitchen/diner fitted to a very high standard, utility room, to the first floor there are four well proportioned bedrooms, master having en-suite shower room and dressing room and a luxury appointed family bathroom. To the second floor is the master bedroom suite with lounge area and re-appointed en-suite shower room. The annex accommodation is perfect for the extended family providing all the accommodation on the ground floor and comprising:- Living room, two good sized bedrooms and re-appointed shower room.

Externally, to the front there is a driveway providing off road parking, with an additional driveway to the rear giving access to single garage, double gates give access leading into the garden, having porcelain paved patio area and lawn perfect for outdoor entertaining with the highlight to the garden is a detached fully fitted bar room. The property is situated within a sought after location, conveniently placed for all amenities, including local schools and shops, public transport on hand and good motorway connections. Please call to arrange your viewing of this superb property. There is also an EV charger point to the front of the property.

Outside to the front the property occupies a commanding corner position and is set back behind a block paved in and out driveway providing ample off road parking with double timber gates giving access to rear. To the rear of the property is a detached garage with further double gated driveway.

WELCOMING RECEPTION HALLWAY Being approached by a double glazed composite reception door with two double glazed windows to front and feature bespoke glass stair case leading off to first floor accommodation, two radiators, glazed double doors leading through to open plan kitchen/diner, further two glazed double doors to lounge and further door through to guest cloakroom.

LIVING ROOM 17' 6" x 10' 7" (5.33m x 3.23m) Focal point to room is a feature cast iron multi fuel stove, with single nook fireplace with Amtico flooring, down lighting, coving to ceiling, feature designer radiator and double glazed window to front.

GUEST CLOAKROOM Off the hallway is a guest cloakroom being luxuriously reappointed with a white suite comprising vanity wash hand basin with designer mixer tap, with drawers beneath, floating level WC, part complementary tiling to walls, Amtico flooring, designer radiator.

HOME OFFICE 12' 0" x 7' 1" (3.66m x 2.16m) With double glazed window to front, feature designer radiator, Amtico flooring.

SUPERB OPEN PLAN KITCHEN/DINER/LIVING AREA 18' 5" x 23' 10" (5.61m x 7.26m) Having being remodelled with a Magnet bespoke range of high gloss wall and base units, with quartz work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap, fitted AEG induction hob with stylish AEG extractor hood over, built in WIFI assisted fan assisted oven, integrated AEG microwave oven with plate warming drawer beneath, integrated dish washer, central island breakfast bar with drawers beneath and quartz work top surfaces over, polished tiled floor with under floor heating, integrated wine cooler, further built in storage cupboard, space for dining table and chairs, space for sofa, feature LED lighting, feature roof lantern, double glazed window to rear, two double glazed bi-folding doors giving access out to rear garden and door through to annexe.

SIDE UTILITY 24' 0" x 2' 8" (7.32m x 0.81m) Having plumbing for washing machine, space for fridge/freezer, a range of wall units and opaque double glazed door giving access to front and rear elevation.

FIRST FLOOR LANDING Approached by a staircase from reception hallway, passing opaque double glazed window to side with down lighting, feature glass balustrade with staircase leading off to second floor accommodation, useful under stairs storage cupboard and doors off to master bedroom, further bedrooms and family bathroom.

MASTER BEDROOM 13' 1" x 11' 11" (3.99m x 3.63m) Having double glazed window to front, down lighting, coving to ceiling, feature designer radiator, door through to walk in wardrobe, further door to en suite shower room, air conditioning. Walk in wardrobe having a range of bespoke units with drawers, hanging rail and shelving, double glazed window to rear and down lighting.

EN SUITE Being luxuriously reappointed with a white suite comprising floating vanity wash hand basin with drawers below and mixer tap, low flush WC, walk in double shower cubicle with rain water shower and shower attachment, full complementary tiling to walls and floors, vertical designer radiator, and opaque double glazed window to rear.

BEDROOM TWO 10' 4" x 13' 6" (3.15m x 4.11m) With double glazed window to front, coving to ceiling, down lighting and feature designer radiator.

BEDROOM THREE 11' 2" x 7' 6" (3.4m x 2.29m) With double glazed window over looking rear garden, coving to ceiling, down lighting and radiator.

BEDROOM FOUR 8' 3" x 8' 8" (2.51m x 2.64m) With double glazed window over looking rear garden, coving to ceiling, down lighting and designer radiator.

FAMILY BATHROOM Being luxuriously reappointed with a designer white suite, double ended bath with chrome water fall mixer tap with rain water shower and shower attachment with fitted shower screen, vanity wash hand basin with chrome mixer tap with drawers beneath, low flush WC, feature designer vertical radiator with mirror, full complementary tiling to walls and floor, down lighting extractor, chrome ladder heated towel rail and two opaque double glazed windows to rear elevation.

SECOND FLOOR SUITE

BEDROOM FIVE 14' 6" x 11' 11" (4.42m x 3.63m) Bedroom having double glazed window to rear, double glazed Velux window to front, down lighting, feature designer radiator, air conditioning unit.

SITTING ROOM/STUDY AREA 9' 6" x 12' 10" (2.9m x 3.91m) Sitting area having designer radiator, useful built in storage cupboard, study area with double glazed window to rear garden with built in desk, air conditioning unit, two double glazed Velux windows to front and opening off to bedroom and further opening to en suite.

EN SUITE Being luxuriously reappointed with a white suite comprising vanity wash hand basin with chrome mixer tap with drawers beneath, floating level WC, full complementary tiling to walls and floors, chrome ladder heated towel rail and fully tiled walk in double shower cubicle with mains rain water shower over and shower attachment, double glazed window to rear, useful built in storage cupboard.

OUTSIDE To the rear there is good sized landscaped enclosed garden with wrap around porcelain patio area with neat shaped lawns, with dwarf wall, fencing to perimeter, double timber opening gates to front, timber framed garden shed and pedestrian access to garage.

DOUBLE GARAGE 19' 4" x 14' 6" (5.89m x 4.42m) Having up and over doors to front, light and power, inspection pit. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements). Driveway with further gated access to front.

GARDEN BAR/ENTERTAINMENT ROOM 11' 3" x 18' 6" (3.43m x 5.64m) Having professional carved bar with seating area, wood paneling to walls, air conditioning unit, down lighting, double glazed windows to front elevation, double glazed French doors giving access to garden and door through to guest WC, having low flush WC with wash hand basin with mixer tap, part complementary tiling to walls.

ANNEX ACCOMMODATION

ANNEX LOUNGE 13' 7" x 10' 7" (4.14m x 3.23m) Having bi-folding doors giving access out to rear garden, Amtico flooring, down lighting, coving to ceiling, doors off to all rooms, under floor heating.

ANNEX BEDROOM ONE 10' 7" x 10' 6" (3.23m x 3.2m) Having Amtico flooring with under floor heating, down lighting, built in wardrobes, double glazed window to rear.

ANNEX BEDROOM TWO 12' 2" x 9' 10" (3.71m x 3m) Having Amtico flooring, built in double wardrobe with sliding doors with shelving and hanging rail, down lighting, under floor heating, double glazed window to front.

WALK IN WET ROOM/SHOWER ROOM 6' 11" x 8' 10" (2.11m x 2.69m) Being luxuriously reappointed with a white suite comprising vanity wash hand basin with chrome water fall mixer tap with cupboards beneath, low flush WC, full complementary tiling to walls, vanity unit with mirror, down lighting, extractor, walk in double shower with rain water shower over and shower attachment, opaque double glazed window to front elevation, under floor heating.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice and data likely availability for EE, Three, O2 & Vodafone.
Broadband coverage -
Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.
Networks in your area - Openreach & Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer. BUYERS COMPLIANCE ADMINISTRATION FEE: In accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate. If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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