

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



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Walmley | 0121 313 1991



- FOUR DOUBLE BEDROOMS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- THREE RECEPTION ROOMS
- UTILITY & DOWNSTAIRS WC
- TWO EN-SUITE'S
- LARGE REAR GARDEN

Eachelhurst Road, Walmley, Sutton Coldfield, B76 1EP

£650,000

## Property Description

A unique opportunity to acquire an extended and improved three storey detached property in a very much sought after location within Walmley, giving great access to all amenities as well as motorway links, Pype Hayes park is also within easy reach as well as Pype Hayes Golf Course. The property has been extended to the rear and also into the loft to create further accommodation. The accommodation also comprises generously of hallway, living room, separate dining room, further family room / study, downstairs WC, modern extended fitted kitchen, utility room, three double bedrooms to the first floor with an en-suite to the master and a family bathroom. To the second floor there is a further double bedroom also with an en-suite shower room. Further benefits also include central heating, double glazing, generous lawned rear garden and off road parking on a block paved driveway for multiple vehicles. Viewing is considered essential to avoid disappointment and in more detail the accommodation comprises:

**HALLWAY** With stairs leading to first floor, radiator, laminate flooring, spot lights and door leading to lounge.

**LOUNGE** 21' 9" x 11' 9" (6.63m x 3.58m) With fire place, two radiators and double glazed French doors with double glazed side windows to rear garden.

**DINING ROOM** 15' 3" max into bay x 12' (4.65m x 3.66m) With two radiators and double glazed bay window to front.

**FAMILY ROOM** 18' max x 7' 6" (5.49m x 2.29m) With laminate flooring, radiator and double glazed bay window to front.

**DOWNSTAIRS WC** With low level WC, wash hand basin, spot lights and tiled splash back.

**KITCHEN** 15' 6" max x 18' 3" max (4.72m x 5.56m) With a range of modern wall and base units with timber work surface over incorporating one and a half bowl single drainer sink unit, five ring gas hob with extractor over, double oven, integrated microwave, integrated dishwasher, space for American style fridge freezer, tiled splash backs, tiled flooring, radiator, double glazed window to rear, double glazed single door to rear garden and door leading into utility room.

**UTILITY ROOM** With a range of wall and base units with worksurface over, incorporating single drainer sink unit, extractor fan, space for appliances, tiled floor, spot lights and double glazed door to side.

**FIRST FLOOR LANDING** With doors leading off to:

**MASTER BEDROOM** 19' max x 15' 6" max (5.79m x 4.72m) With laminate flooring, central heating radiator, fitted wardrobes with two sliding doors, two double glazed windows to front, double glazed window to side, spot lights to ceiling and door to en-suite.

**EN-SUITE A** modern fitted suite with a corner shower cubicle with fitted shower, integrated low level WC, wash hand basin, tiled flooring, part tiling to walls, radiator, spot lights to ceiling and obscure double glazed window to rear.

**BEDROOM TWO** 16' max x 12' max to wardrobe (4.88m x 3.66m) With laminate flooring, radiator, spot lights, a range of fitted wardrobes and double glazed bay window to front.

**BEDROOM THREE** 12' 9" x 11' (3.89m x 3.35m) With laminate flooring, radiator, fitted wardrobes and double glazed window to the rear.

**FAMILY BATHROOM A** modern suite comprising of bath, corner shower with electric shower, wash hand basin, low level WC, tiled flooring, tiled walls, heated towel rail, spot lights to ceiling and obscure double glazed window to rear.

**SECOND FLOOR LANDING** With double glazed window to side and door off leading to:

**BEDROOM FOUR** 16' max into a sloping roof of 12' 9" max (4.88m x 3.89m) With built-in wardrobes, radiator, spot lights to ceiling, two double glazed Sky lights - one to the front, one to the rear and door leading through to:

**EN-SUITE** With double shower unit with electric shower, low level WC, wash hand basin, part tiled walls, tiled flooring, radiator, spot lights to ceiling and double glazed window to side.

**OUTSIDE** To the front there is a generous block paved driveway which provides parking for multiple vehicles with gravel area and shrubs.

**REAR GARDEN** Having paved patio with steps up to an extremely good sized garden mainly laid to lawn with mature shrub borders, pedestrian gate to the rear leads onto Pype Hayes Park and pedestrian gate to the side leads to the front of the property.

Council Tax Band - Birmingham City Council

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.

