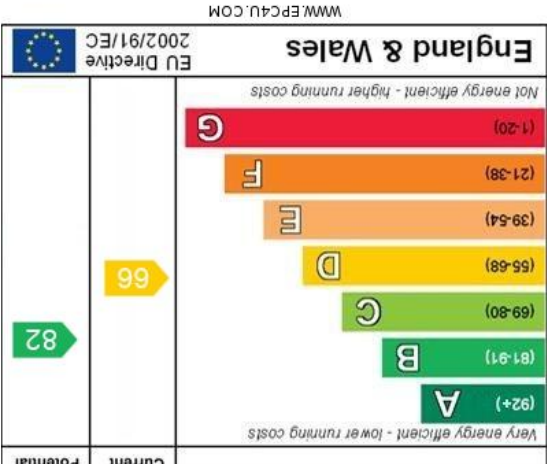


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 EXTENDED SEMI DETACHED
- ATTRACTIVE LOUNGE AND SEPARATE DINING ROOM
- SUPERBLY EXTENDED OPEN PLAN KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- RE-APPOINTED FAMILY BATHROOM
- MULTI FUNCTIONAL DOUBLE GARAGE AND DRIVE AT REAR

69 Eachelhurst Road, Erdington, Birmingham, B24 0QA

£285,000





## Property Description

Situated in a sought-after location, this beautifully presented traditional three-bedroom semi-detached home which has been extended and undergone many cosmetic improvements to a high specification throughout and is ideal for those seeking a comfortable, and convenient home. With easy access to public transport links, nearby schools, local amenities, green spaces, and parks, this home provides the perfect balance between urban convenience and a peaceful environment. Boasting a modern extended open-plan kitchen/breakfast room opening up into the dining room this property offers a perfect setting for family meals or entertaining guests. Refurbished throughout the property features an attractive front lounge, creating a welcoming atmosphere, perfect for relaxation or social gatherings. Each of the three bedrooms is well-proportioned, offering ample space for rest and relaxation. The property also includes a re-appointed family bathroom, completing the comfortable living space. Outside to the front the property is set back behind a paved fore garden and pathway, external lighting, door to covered side entry. To the rear of the property is a landscaped enclosed rear garden with a multi-functional double garage that can be accessed via the secure gated driveway. Don't miss this opportunity to own a charming family home with all the necessary amenities nearby. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.

Outside to the front the property is set back from the road behind a shingled fore garden and pathway.

ENCLOSED PORCH Being approached by a double glazed sliding door with tiled floor.

WELCOMING RECEPTION HALLWAY Approached by an opaque double glazed composite reception door with double glazed side screens, useful under stairs storage cupboard, vertical designer radiator, with spindle turning staircase leading off to first floor accommodation with wood flooring, coving to ceiling and doors leading off to all rooms.

GUEST CLOAKROOM Having a white suite comprising slim line wash hand basin with chrome mixer tap, low flush WC, tiled floor, meter cupboard, double glazed opaque window to side elevation.

LOUNGE 13' 09" x 11' 10" (4.19m x 3.61m) Having walk in double glazed bay window to front, coving to ceiling and radiator.

DINING ROOM 11' 11" x 11' 01" (3.63m x 3.38m) Having wood flooring, feature vertical designer radiator, space for dining table and chairs, coving to ceiling and glazed double doors leading through to extended open plan kitchen/breakfast room, and radiator.

EXTENDED KITCHEN/BREAKFAST ROOM 17' 03" x 6' 02" (5.26m x 1.88m) Having being refitted with a matching range of wall and base units with worktop surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and complementary tiling with tiled splash back surrounds, fitted halogen hob with extractor hood above, built in electric cooker, space and plumbing for dish washer, space for further appliance, further matching range of base units, polished tiled floor, fitted breakfast bar, feature vertical designer radiator, space for American style fridge/freezer, double glazed windows to side and rear elevation, opaque double glazed door giving access to covered side utility, glazed inter communicating doors leading through to dining room and double glazed French doors giving access out to rear garden.

SIDE UTILITY 31' 01" x 3' 11" (9.47m x 1.19m) Having sink unit, range of wall and base units with worktop surfaces over, space and plumbing for washing machine and further appliances, doors to front and rear elevation.

FIRST FLOOR ACCOMMODATION Being approached by a spindle turning staircase passing opaque double glazed window to side with access to fully boarded loft via a pull down ladder and doors leading off to bedrooms and bathroom.

BEDROOM ONE 14' 02" x 9' 09" (4.32m x 2.97m) Having a range of built in mirror fronted wardrobe with shelving and hanging rail, walk in double glazed bay window to front,

BEDROOM TWO 11' 10" x 10' 06" (3.61m x 3.2m) Having built in double mirror fronted wardrobes, radiator and double glazed window to rear.

BEDROOM THREE 7' 02" x 6' 07" (2.18m x 2.01m) Built in double mirror fronted wardrobes, with hanging rail and shelving, double glazed window to rear and feature designer vertical radiator.

BATHROOM 7' 11" x 5' 07" (2.41m x 1.7m) Well appointed family bathroom having a white suite, comprising vanity wash hand basin with chrome mixer tap with cupboards beneath, low flush WC, panelled bath with mixer tap with shower over and fitted shower screen, full complementary tiling to walls, chrome ladder heated towel rail, polished tiled floor, down lighting and opaque leaded double glazed window to front.

GARAGE 22' 02" x 14' 01" (6.76m x 4.29m) To the rear there is a detached good sized garage with up and over door to front, windows to side and opaque double glazed door giving access out to rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear there is a beautifully maintained landscaped garden with paved patio and shingled seating area, pathway leading to neat lawn with raised shingle borders with shrubs, fencing to perimeter, timber framed garden shed, further paved seating area to the top of the garage, pedestrian access door to double garage. To the rear of the property there is a gated driveway with off road parking to the rear of the property with access to the garage.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely a availability for EE, Three, O2 & Vodafone and data likely a availability for EE, Three & Vodafone limited availability for O2

Broadband coverage -  
Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.  
Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20 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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