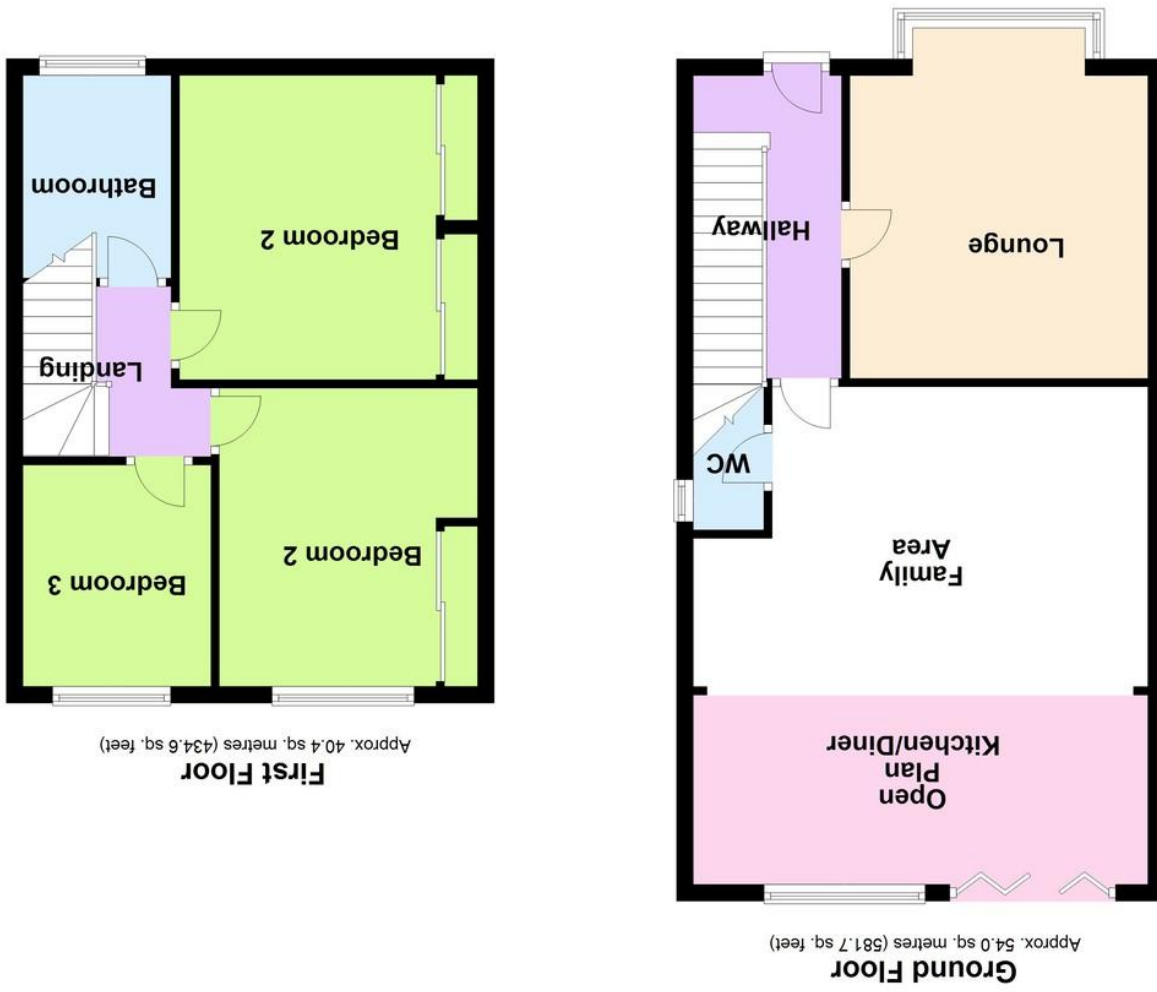


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 94.4 sq. metres (1016.3 sq. feet)



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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

Current Rating: 61  
 Target Rating: 82

WWW.EPC4U.COM

Walmley | 0121 313 1991



- A BEAUTIFULLY PRESENTED EXTENDED SEMI DETACHED
- ATTRACTIVE LOUNGE/DINER
- SUPERBLY EXTENDED OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- THREE BEDROOMS
- RE-APPOINTED FAMILY BATHROOM
- MULTI FUNCTIONAL DOUBLE GARAGE AND DRIVEWAY AT REAR

19 Eachelhurst Road, Pype Hayes, Birmingham, B24 0QL

Offers In Excess Of  
 £280,000

## Property Description

Situated in a sought-after location, this immaculate presented traditional three-bedroom semi-detached home which has been extended undergone many cosmetic improvements and ideal for families seeking a comfortable and convenient home. Boasting a modern extended open-plan kitchen/diner/family room, this property offers a perfect setting for family meals and entertaining guests.

The property features an attractive lounge, creating a welcoming atmosphere for relaxation and social gatherings. 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.

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 well maintained fore garden and to the rear is a private enclosed rear garden with a multi functional double garage too the rear with secure read 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 neat lawned fore garden with hedgerow to perimeter, gated pathway, external lighting, door to covered side entry.

### CANOPY PORCH

**RECEPTION HALLWAY** Being approached by a double glazed composite reception door with double glazed transom style window over, feature spindle turning stair case leading off to first floor accommodation, laminate flooring, radiator, door through to extended open plan kitchen/diner/family room and door through to family lounge.

**FAMILY LOUNGE** 13' 11" into bay x 11' 09" (4.24m x 3.58m) Having walk in double glazed bay window to front, coving to ceiling, radiator.

**SUPERB OPEN PLAN KITCHEN/DINER/FAMILY ROOM** 18' 09" max x 18' 06" max (5.72m x 5.64m) Kitchen area having a comprehensive matching range of wall and base units with work top surfaces over, incorporating inset porcelain sink unit with feature hose style retractable mixer tap, fitted electric hob with extractor set in canopy above, built in double oven, space and plumbing for washing machine, space for American style fridge/freezer, double glazed window to rear, laminate flooring continuing through to dining area/family area, space for sofa, feature fire place with surround and hearth, coving to ceiling, designer vertical radiator, space for ding table and chairs and double glazed bi-folding doors giving access out to rear garden, door leading through to guest cloakroom.

**GUEST CLOAKROOM** Being reappointed with a white suite comprising a slim line vanity wash hand basin with chrome mixer tap and cupboards beneath, low flush WC, glazed window to side elevation and heated towel rail.

**LANDING** Approached via a spindle turning stair case passing opaque double glazed window to side, access to loft and doors off to bedrooms and bathroom.

**BEDROOM ONE** 14' 05" into bay x 9' 02" to wardrobe (4.39m x 2.79m) Having an extensive range of built in mirror fronted wardrobe with shelving and hanging rail, coving to ceiling, radiator and double glazed bay window with open aspect views to the front over parkland.

**BEDROOM TWO** 12' 01" max x 10' 03" max (3.68m x 3.12m) Having chimney breast, built in wardrobe, radiator and double glazed window to rear.

**BEDROOM THREE** 7' 04" x 8' 10" (2.24m x 2.69m) With double glazed window to rear, radiator.

**FAMILY BATHROOM** Being luxuriously reappointed with a three piece white suite comprising panelled "P" shaped bath with mixer tap and rain water shower over, shower attachment and fitted shower screen, vanity wash hand basin with chrome mixer tap with drawers beneath, low flush WC, full complementary tiling to walls and floor, ladder heated towel rail, coving to ceiling, cupboard housing gas central heating boiler and storage, opaque double glazed window to front, and extractor.

**MULTIFUNCTIONAL DOUBLE GARAGE** 21' 00" max x 17' 05" (6.4m x 5.31m) This lend itself to many things. Double bi-folding doors to front, light and power, window to rear, pedestrian access door giving access to rear garden, two bi folding doors giving access to rear, garage is accessed via a rear gated driveway.(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** There is a delightful South Easterly facing rear garden with full width paved patio and pathway with neat lawn, raised planted borders with a variety of shrubs and trees, fencing to perimeter.

Council Tax Band C Birmingham City Council  
Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice and data available for EE, Three, O2 & Vodafone.  
Broadband coverage  
Broadband Type = Standard Hi highest available download speed 7 Mbps. Highest available upload speed 0.80 Mbps.  
Broadband Type = Superfast Highest available download speed 67 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

**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

**WANT TO SELL YOUR OWN PROPERTY?**  
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