

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- A truly impressive detached family home
- Three true double bedrooms
- Comprehensive family bathroom
- Considerable dining room with bay window to fore
- Attractive lounge into a rear conservatory
- Appealing fitted breakfast kitchen having re-fitted units
- Side utility and guest cloakroom / WC
- Substantial, well-tended rear garden
- Block paved drive with single garage
- No onward chain and immense scope for extension



***204 EACHELHURST ROAD, B76 1EW ~ Offers Over £435,000***

A delightful example of a spacious, detached, three bed family home, offering no onward chain, deceptive living areas throughout, and having a plethora of scope for redevelopment, modernisation and conversion, set close to well-regarded schooling for all ages. Readily available bus services are obtainable directly adjacent to the property, with further more comprehensive transport links being accessible via the cross city rail line at Chester Road station. Local amenities include a golf course, public park and a host of shopping facilities, all within walking distance. Complimented by gas central heating and PVC double glazing (both where specified), the property has been well maintained throughout its tenure and briefly comprises: Porch, entrance hall, attractive dining room with bay window to fore, rear lounge with sliding doors to a rear conservatory, an appealing fitted breakfast kitchen offers a utility area and guest cloakroom / WC off. To the first floor are three most impressively proportioned bedrooms, the master benefitting from a bay window and the third being dual aspect. All bedrooms are serviced by a well-appointed fully comprehensive bathroom. Externally a block paved drive gives access to a single garage, to the rear a paved patio leads to a substantial lawn, mature shrubs and bushes line the perimeters, having Pype Hayes golf course backing onto the garden. To fully appreciate the accommodation on offer, its opportunity for extension and redevelopment (subject to the necessary planning permissions), we highly recommend internal inspection. Council Tax Band E, EPC Rating E

Set back from the road behind a block paved drive, with raised garden borders and mature conifers to side, access is gained into the accommodation via a PVC double glazed leaded French door, opening into:

**PORCH:** A further obscure glazed internal front door gives access to:

**ENTRANCE HALL:** Doors open to kitchen, lounge and dining room, under stairs storage, stairs off to first floor, radiator

**DINING ROOM: 16'1 (into bay) x 12'0 (max):** PVC double glazed leaded bay window to fore, radiator, gas living flame coal effect fire set on a stone tiled hearth, having extractor over, door to hall

**APPEALING LOUNGE: 13'5 x 12'0:** PVC double glazed sliding doors into a rear conservatory, electric fire set on a granite effect hearth having matching surround and wooden mantel over, alcove to wall, radiator, door to hall

**CONSERVATORY: 12'11 x 9'2 (max):** PVC double glazed windows and French doors leading to patio, tiled floor, sliding doors open back into lounge

**FITTED BREAKFAST KITCHEN: 12'4 x 9'4:** PVC double glazed window to rear, matching hi-gloss handle-less wall and base units, with space for free-standing fridge / freezer and electric cooker, edged work surfaces with stainless steel sink drainer unit, extractor canopy over, tiled splashbacks, space for stools to a breakfast bar and a side door opens to:

**UTILITY: 5'0 x 4'11:** Matching wall and base units with recesses below for a washing machine, edged work surface with stainless steel sink, tiled splashbacks, doors to kitchen, airing cupboard, rear garden and:

**GUEST CLOAKROOM / WC:** Low level WC, wash hand basin, tiled splashbacks, door to utility

**STAIRS AND LANDING TO FIRST FLOOR:** PVC double glazed obscure window to side, doors radiate to three bedrooms and a fully comprehensive family bathroom

**BEDROOM ONE: 16'2 (into bay) x 11'1 (max):** PVC double glazed leaded bay window to fore, radiator, door to landing

**BEDROOM TWO: 13'3 x 11'1:** PVC double glazed window to rear, radiator, door to landing

**BEDROOM THREE: 12'8 x 9'11 (max):** PVC double glazed leaded window to fore and window to rear, radiator, door to landing

**FULLY COMPREHENSIVE BATHROOM:** PVC double glazed obscure windows to side and rear, suite comprising bath, step-in shower cubicle, vanity wash hand basin, bidet and low level WC, tiled splashbacks, ladder style radiator, door to landing

**REAR GARDEN:** A paved patio radiates from the property, giving access to raised lawn, mature shrubs and bushes line the perimeters. Access is given back into the accommodation via rear conservatory and utility

**GARAGE: 14'6 x 8'5: (Please check the suitability for your own vehicle use)** Up and over garage door



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



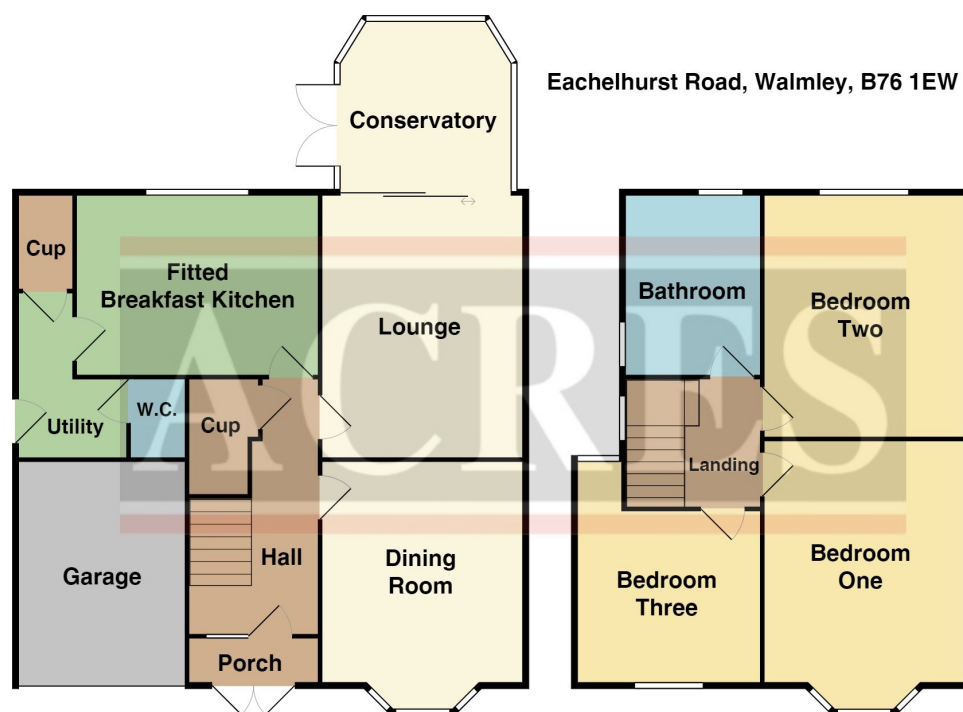
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

**TENURE:** We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** E

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 313 2888



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.