



Eachelhurst Road,
Sutton Coldfield, West Midlands, B76 1ER
£560,000



NEWTON FALLOWELL are pleased to bring to market this nearly refurbished family home. Beautifully presented through out with great finishes to every room. The property is situated close to amenities, transport links, schools and routes into Birmingham city centre and Sutton Coldfield town centre. If you are looking for a property with character but with a touch of modern then do not miss out on viewing this home! The property has fantastic space through out. The large rear garden is also bonus point for this property as it has access to the Pype Hayes course grounds after 7pm. The property also benefits from being close to a local park. Do not miss out on this great opportunity! Call us now to book your viewing!

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

PORCH

7'04 5'11 (2.24m 1.80m)

Having a door to the main house.

HALLWAY

13'05 6'11 (4.09m 2.11m)

Having a radiator, door to WC, doors to the study, lounge, family room and kitchen, stairs to to the first floor landing.

STUDY

14'11 8'04 (4.55m 2.54m)

Having radiator, metre cupboard and double glazed window to the front.

GUEST CLOAKROOM

Having a WC and a sink and a brick feature wall.

LOUNGE

15'07 11'10 (4.75m 3.61m)

Having a fire and surround, radiator and a double glazed bay window to the front.

FAMILY ROOM

18'06 11'00 (5.64m 3.35m)

Having two radiator, feature shelving wall, double glazed patio doors to the rear and access to the kitchen/diner.

KITCHEN/DINER

22'05 15'04 (6.83m 4.67m)

Having wall, draw and base units, roll top work surfaces, radiator, free standing cooker, extractor fan, sink and mixer taps, integral microwave, dining area, two double glazed windows to the rear, bi folding doors to the rear garden, velux sky light and door to the utility room.

UTILITY ROOM

7'07 5'04 (2.31m 1.63m)

Having a sink, built in dishwasher and base units with work surfaces.

LANDING

13'10 7'11 (4.22m 2.16m)

Having two feature brick walls, loft access and doors to all bedrooms and bathroom.

BEDROOM ONE

14'01 11'03 (4.29m 3.43m)

Having a radiator, double glazed window to the rear and a door to the ensuite.

ENSUITE

5'05 5'03 (1.65m 1.60m)

Having a shower cubicle, sink over the WC, tiling and a double glazed window to the side.

BEDROOM TWO

15'09 11'09 (4.80m 3.58m)

Having a radiator, double glazed bay window to the front and fitted wardrobes.

BEDROOM THREE

12'11 11'02 (3.94m 3.40m)

Having a radiator, feature brick wall and a double glazed window to the rear.

BEDROOM FOUR

9'11 8'09 (3.02m 2.67m)

Having a storage cupboard, radiator and double glazed window to the front.

BATHROOM

8'04 6'05 (2.54m 1.96m)

Having a bath with a shower screen, shower and bath taps, tiling, WC, Sink with storage units, shelving unit, extractor fan and a double glazed window to the side.

REAR GARDEN

Being mainly laid to lawn, paved areas, back access to the Golf course which is accessible to residence from 7pm, fenced boundaries, summer house and trees and shrubs.

DRIVEWAY

Having car parking spaces for ample cars.



PORCH
7'04 5'11 (2.24m 1.80m)
Having a door to the main house.

HALLWAY
13'05 6'11 (4.09m 2.11m)
Having a radiator, door to WC, doors to the study, lounge, family room and kitchen, stairs to to the first floor landing.

STUDY
14'11 8'04 (4.55m 2.54m)
Having radiator, metre cupboard and double glazed window to the front.

GUEST CLOAKROOM
Having a WC and a sink and a brick feature wall.

LOUNGE
15'07 11'10 (4.75m 3.61m)
Having a fire and surround, radiator and a double glazed bay window to the front.

FAMILY ROOM
18'06 11'00 (5.64m 3.35m)
Having two radiator, feature shelving wall, double glazed patio doors to the rear and access to the kitchen/diner.

KITCHEN/DINER
22'05 15'04 (6.83m 4.67m)
Having wall, draw and base units, roll top work surfaces, radiator, free standing cooker, extractor fan, sink and mixer taps, integral microwave, dining area, two double glazed windows to the rear, bi folding doors to the rear garden, velux sky light and door to the utility room.

UTILITY ROOM
7'07 5'04 (2.31m 1.63m)
Having a sink, built in dishwasher and base units with work surfaces.

LANDING
13'10 7'11 (4.22m 2.16.71m)
Having two feature brick walls, loft access and doors to all bedrooms and bathroom.

BEDROOM ONE
14'01 11'03 (4.29m 3.43m)
Having a radiator, double glazed window to the rear and a door to the ensuite.

ENSUITE
5'05 5'03 (1.65m 1.60m)
Having a shower cubicle, sink over the WC, tiling and a double glazed window to the side.

BEDROOM TWO
15'09 11'09 (4.80m 3.58m)
Having a radiator, double glazed bay window to the front and fitted wardrobes.

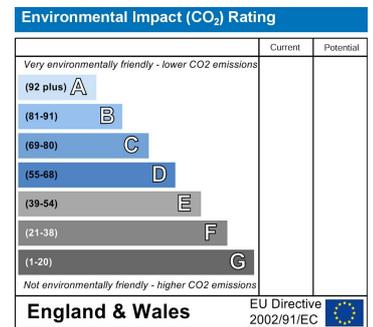
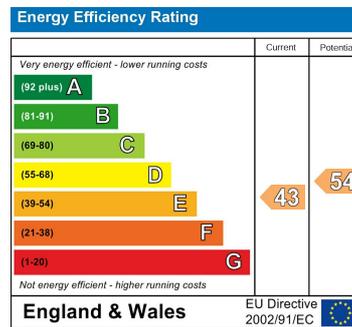
BEDROOM THREE
12'11 11'02 (3.94m 3.40m)
Having a radiator, feature brick wall and a double glazed window to the rear.

BEDROOM FOUR
9'11 8'09 (3.02m 2.67m)
Having a storage cupboard, radiator and double glazed window to the front.

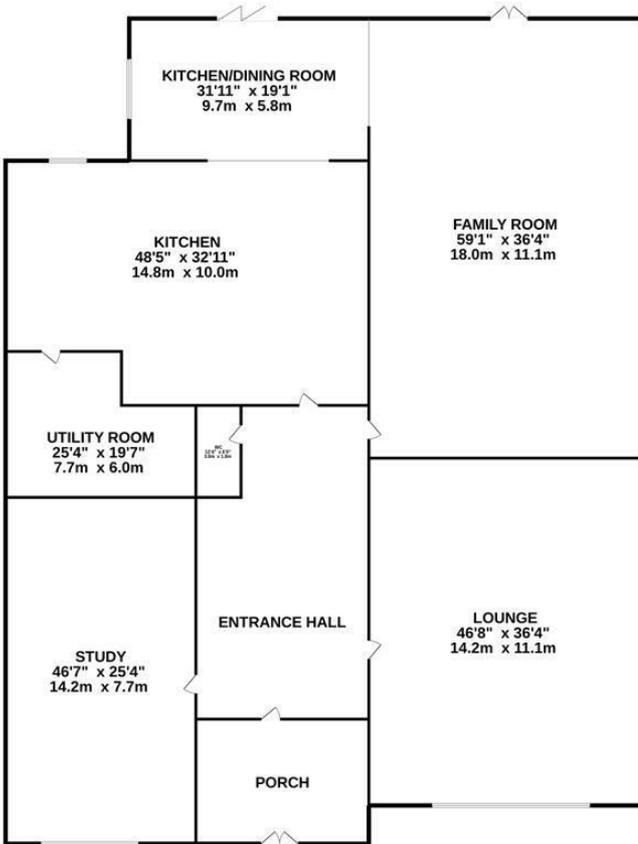
BATHROOM
8'04 6'05 (2.54m 1.96m)
Having a bath with a shower screen, shower and bath taps, tiling, WC, Sink with storage units, shelving unit, extractor fan and a double glazed window to the side.

REAR GARDEN
Being mainly laid to lawn, paved areas, back access to the Golf course which is accessible to residence from 7pm, fenced boundaries, summer house and trees and shrubs.

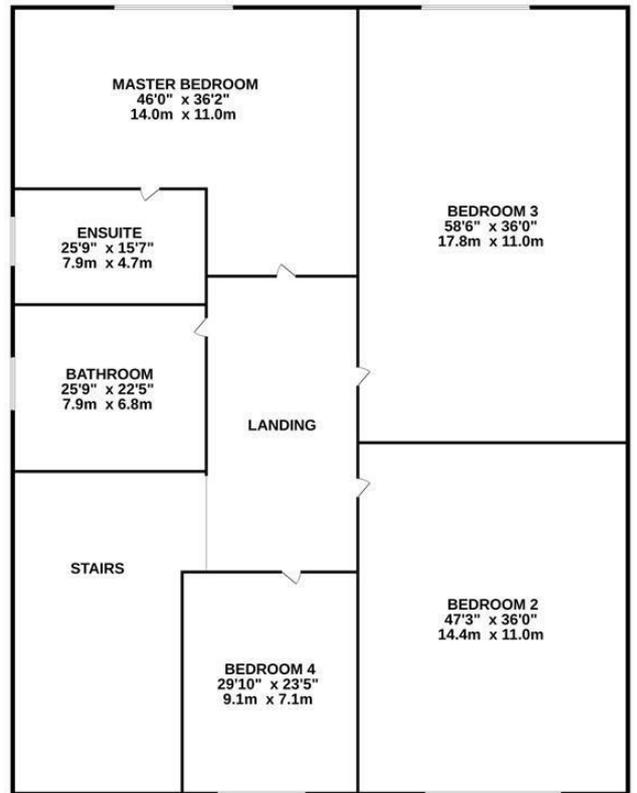
DRIVEWAY
Having car parking spaces for ample cars.



GROUND FLOOR
8899 sq.ft. (826.8 sq.m.) approx.



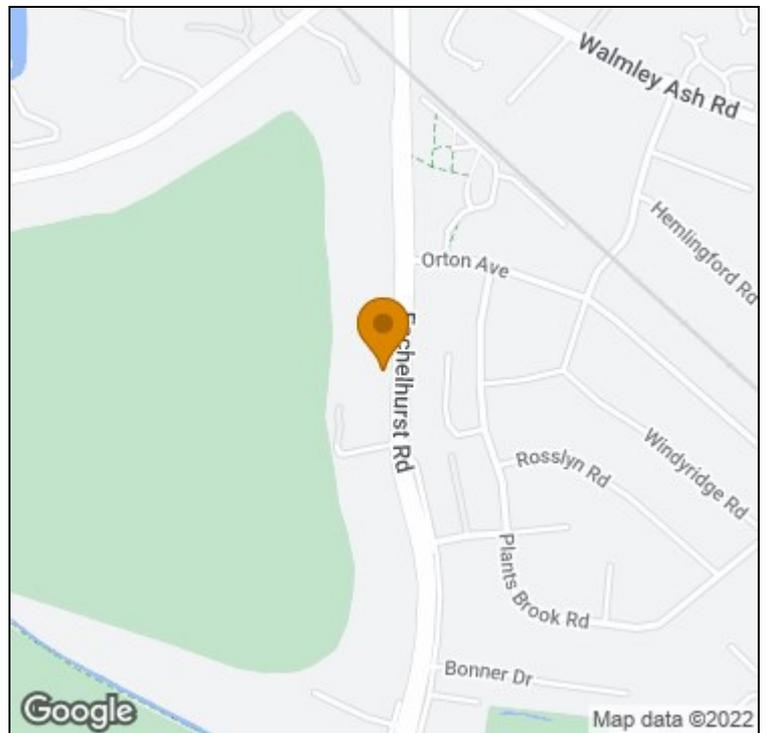
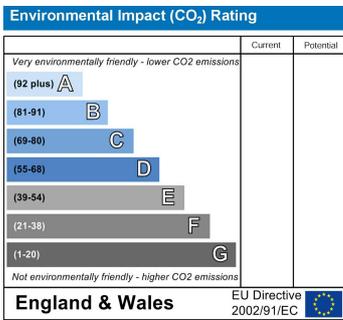
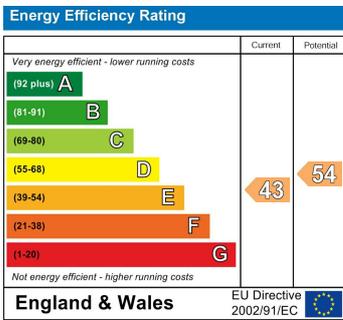
1ST FLOOR
8670 sq.ft. (805.5 sq.m.) approx.



TOTAL FLOOR AREA : 17570 sq.ft. (1632.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022



t: 01212709744 e: erdington@goodchilds-uk.com

www.newtonfallowell.co.uk