



- Three bed roomed, semi detached family home
- Well-appointed family bathroom
- Spacious lounge with bay window
- Attractive rear dining room
- Fitted kitchen with boot room off
- Entrance hall and under stairs store
- Front garden with porch
- Delightful rear garden with garage
- Excellent potential
- Close to local amenities



EACHELHURST ROAD, ERDINGTON, B24 0QA - PRICE GUIDE £260,000

This charming three-bedroomed, traditional semi-detached family home has been lovingly cared for throughout its current ownership, offering deceptively spacious interiors and great potential for redevelopment and modernisation. With its classic appeal and scope to make it your own, this property presents an exciting opportunity for both family living and future investment. Conveniently located, the home is directly adjacent to a range of bus services, providing excellent connectivity to surrounding towns and city centre locations, including Birmingham, Sutton Coldfield and Wylde Green. The popular Walmley High Street is just a short journey away offering a wide array of daily amenities, cafes, and more. For outdoor enthusiasts, Pype Hayes Park is nearby, with its expansive green space perfect for leisurely walks, picnics and recreation. The park also plays host to the annual Gandeys Circus, adding to the area's vibrant community atmosphere. Families will appreciate the well-regarded schools in the local area, making this property an ideal choice for buyers of all ages. Whether you are looking to create your dream home or invest in a property with great potential, this semi-detached gem is sure to impress. Benefiting from the provision of electric heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: porch, entrance hall, family lounge with bay window to fore, rear dining room, fitted kitchen and under stairs storage. To the first floor are three delightfully proportioned bedrooms, a fully comprehensive family bathroom services all bedrooms. Externally, a paved path with lawn gives access to the home, to the rear, a patio together with lawn and mature bushes lines the home's border, access is given into a rear garage. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating F.

Set back from the road behind a paved path with metal gate and brick-built border to fore, access is gained into the accommodation via a PVC double glazed, leaded porch door with windows to side into:

PORCH:

Obscure glazed windows and doors open into:

ENTRANCE HALL:

Obscure glazed doors to family lounge, rear dining room and under stairs storage, bifolding door opens to kitchen, stairs to first floor, electric radiator.

FAMILY LOUNGE: 14'04 x 12'00:

Glazed leaded bay window to fore, electric radiator, electric coal-effect fire, space for complete lounge suite, obscure glazed door back to hall.

REAR DINING ROOM: 15'02 x 11'05:

PVC double glazed bay to rear having single door opening to garden, gas coal-effect fire, space for dining table and chairs, obscure door back to entrance hall.

KITCHEN: 11'09 x 6'07:

PVC double glazed window to side, leaded window to rear and double doors open into a boot room, matching wall and base units with recesses for free-standing fridge/freezer and cooker, tiled splashbacks, bifolding door back to entrance hall.

BOOT ROOM:

Glazed obscure window to side, leaded obscure double doors open to rear garden.

STAIRS & LANDING:

PVC double glazed leaded obscure window to side, doors to three bedrooms and a family bathroom.

BEDROOM ONE: 14'06 max (into bay) / 11'11 min x 12'00:

Double glazed leaded bay window to fore, space for double bed and complimenting suite, door back to landing.

BEDROOM TWO: 12'00 x 10'04:

PVC double glazed bow window to rear, space for double bed and complimenting suite, door back to landing.

BEDROOM THREE: 8'11 x 7'06:

PVC double glazed window to rear, door back to landing.

BATHROOM:

Leaded obscure window to fore, suite comprising bath, step-in shower, low level WC and pedestal wash hand basin, tiled splashbacks, door to landing.

REAR GARDEN:

Paved patio advances from the accommodation and leads into lawn, mature shrubs line the perimeter, access is given into:

REAR GARAGE: 16'04 x 10'06: (please check suitability for your own vehicle use).

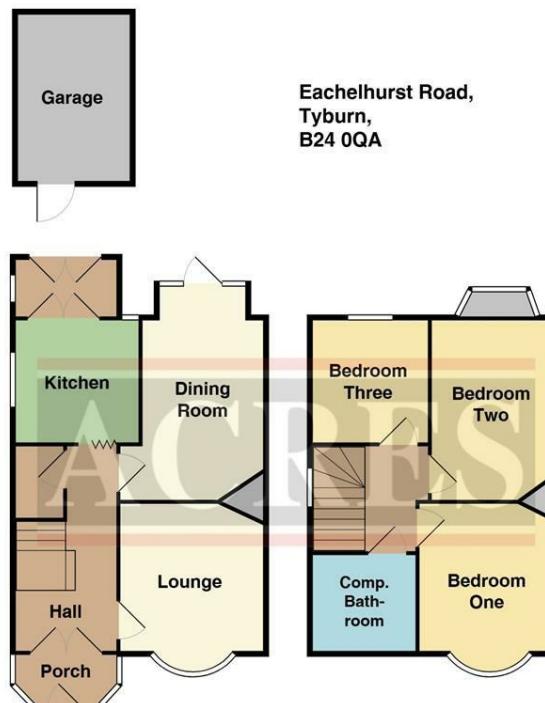
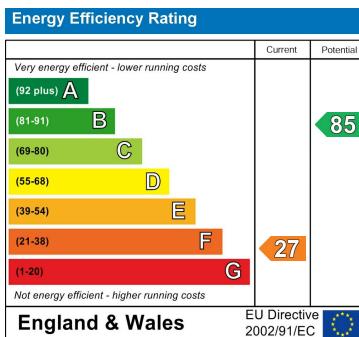


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 313 2888



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

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.