



Eachelhurst Road,  
Sutton Coldfield, B76 1DT

**£450,000**

A Beautifully Extended Detached Family Home in Sought-After Sutton Coldfield Paul Carr are proud to present this impressive extended detached property located on the ever-popular Eachelhurst Road, situated Walmley, Sutton Coldfield. This spacious and versatile family home offers generous living accommodation throughout and is ideally positioned close to excellent local amenities and reputable schools, making it a perfect choice for growing families.

Internally, the property features an inviting entrance porch and hallway that leads into two large reception rooms and a bright conservatory, providing ample space for both relaxation and entertaining. The modern kitchen/diner is well-appointed with space for family meals and gatherings. Further benefits include a ground floor WC, four well-sized bedrooms, a master en-suite, and a contemporary family bathroom. A spiral staircase leads to a loft room, which is fully boarded and includes a rear-facing window, ideal as a home office, playroom or additional storage.

Externally, the property boasts a driveway offering off-road parking and access to the garage. The rear garden is substantial, mainly laid to lawn, with a patio and BBQ area – perfect for summer entertaining and family activities.

The location is truly exceptional. Eachelhurst Road enjoys excellent transport links via the A452 and M6, making commuting into Birmingham and beyond convenient. Walmley Village, just a short distance away, offers a range of independent shops, cafes, a library and medical centre. Families will appreciate the close proximity to well-regarded schools such as The Shrubbery School, Walmley Junior School, and Bishop Walsh Catholic School.

With its spacious layout, excellent location, and access to a wealth of amenities, this property represents an outstanding opportunity to own a substantial family home in one of Sutton Coldfield's most desirable residential areas.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Gas, electric, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via [Walmley@paulcarrestateagents.co.uk](mailto:Walmley@paulcarrestateagents.co.uk)



## Room Measurements

Living Room 15' 8" x 11' 9" (4.77m x 3.58m)

Dining Room 20' 3" x 11' 9" (6.17m x 3.58m)

Conservatory 13' 10" x 8' 8" (4.21m x 2.64m)

Kitchen 12' 1" x 8' 2" (3.68m x 2.49m)

W.C 7' 6" x 3' 4" (2.28m x 1.02m)

Bedroom One 16' 8" x 10' 8" (5.08m x 3.25m)

En-suite 6' 4" x 4' 8" (1.93m x 1.42m)

Bedroom Two 11' 10" x 10' 2" (3.60m x 3.10m)

En-suite 6' 7" x 2' 9" (2.01m x 0.84m)

Bedroom Three 11' 2" x 9' 5" (3.40m x 2.87m)

Bedroom Four 9' 8" x 6' 9" (2.94m x 2.06m)

Bathroom 11' 10" x 4' 5" (3.60m x 1.35m)

Loft Room 11' 5" x 9' 3" (3.48m x 2.82m)

Garage 14' 8" x 7' 5" (4.47m x 2.26m)



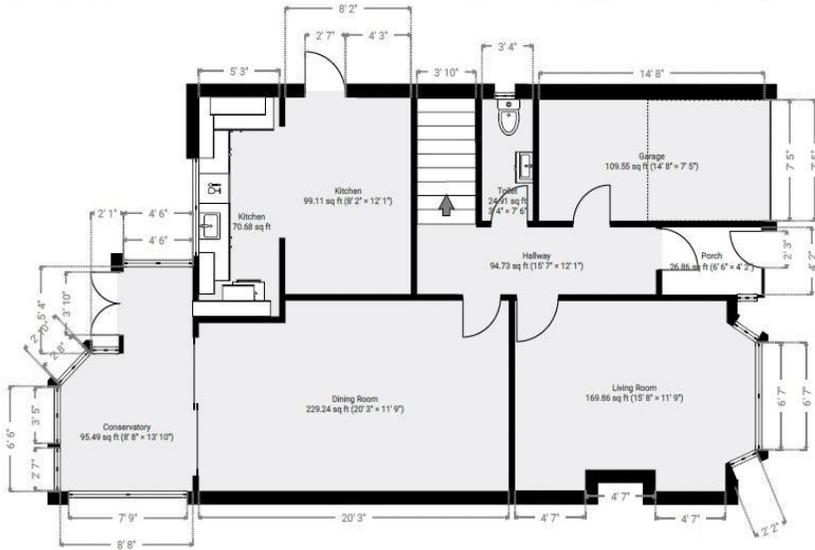


# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

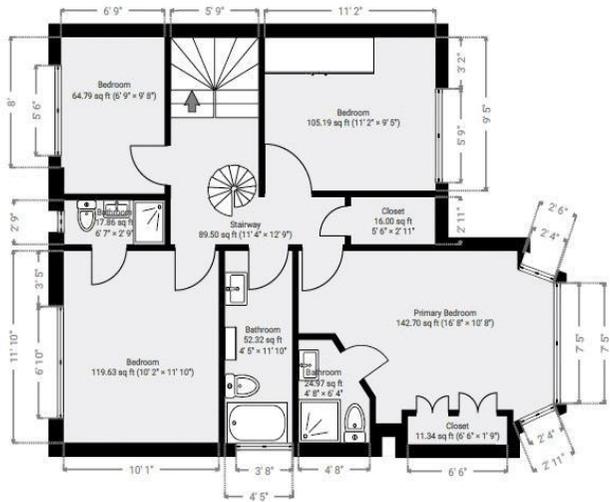
## ▼ Ground Floor

TOTAL AREA: 919.94 sq ft • LIVING AREA: 783.56 sq ft •



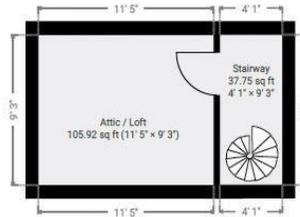
## ▼ 1st Floor

TOTAL AREA: 643.81 sq ft • LIVING AREA: 643.81 sq ft •



## ▼ 2nd Floor

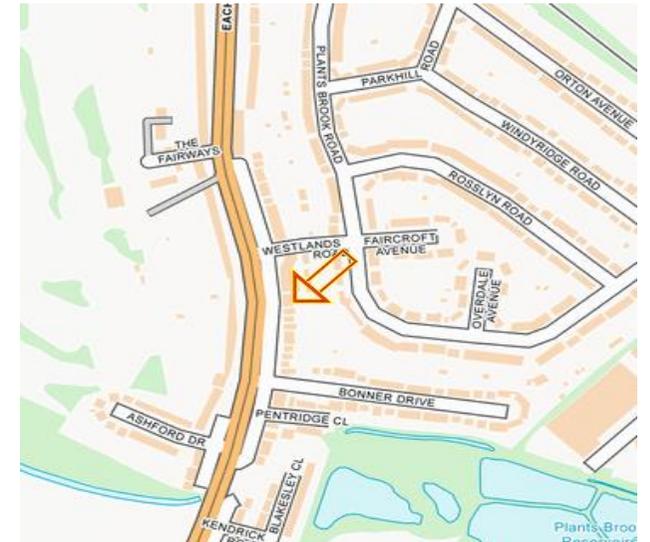
TOTAL AREA: 143.57 sq ft • LIVING AREA: 143.57 sq ft • ROOMS: 2

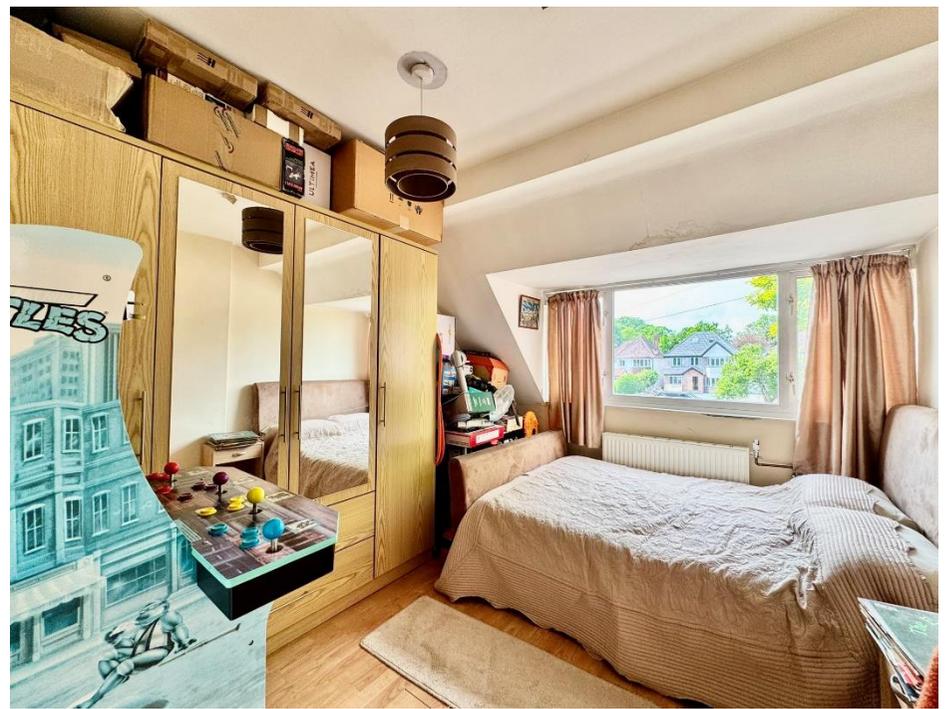
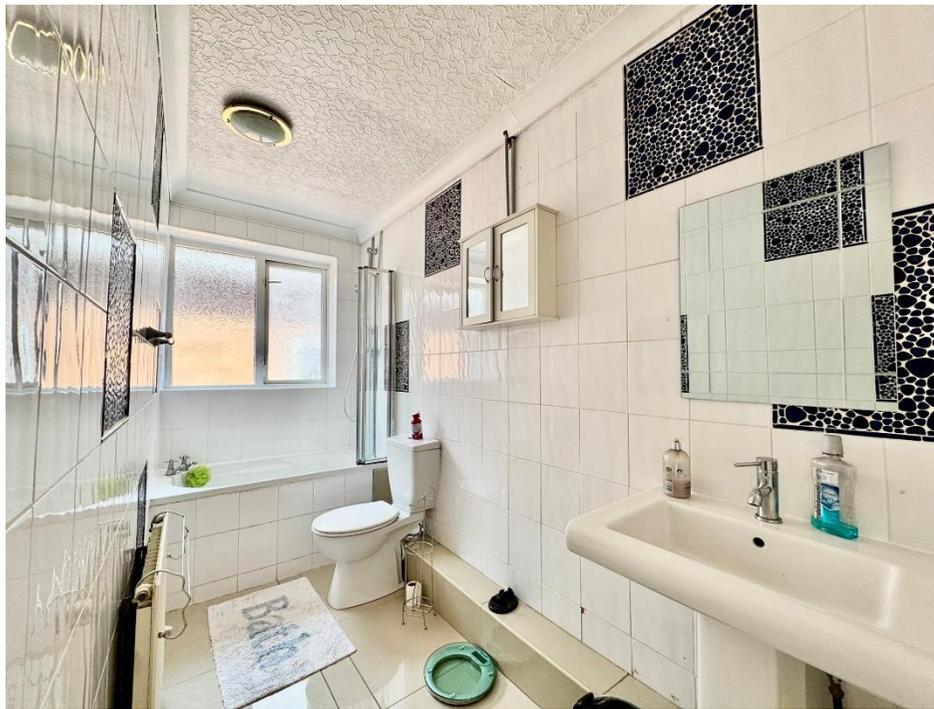


## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location







### ***Agent's Note:***

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 21st May 2025