

AP MORGAN



Baldwins Lane, Hall Green, Birmingham
Offers in the region of £300,000

Features:

- Well-presented 1930's semi-detached home
- Attractive original features throughout
- Three bedrooms
- Lounge with bay window & feature fireplace
- Kitchen & formal dining room
- Generous south easterly facing rear garden with large garden room
- Block paved driveway with vehicle bollards
- Well-connected location on outskirts of Shirley

Description:

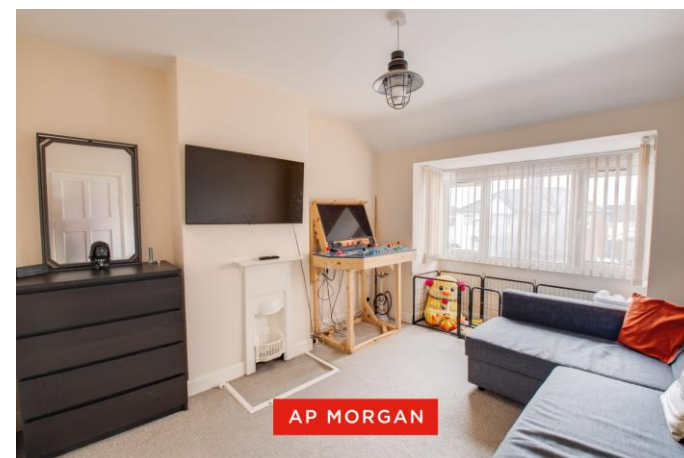
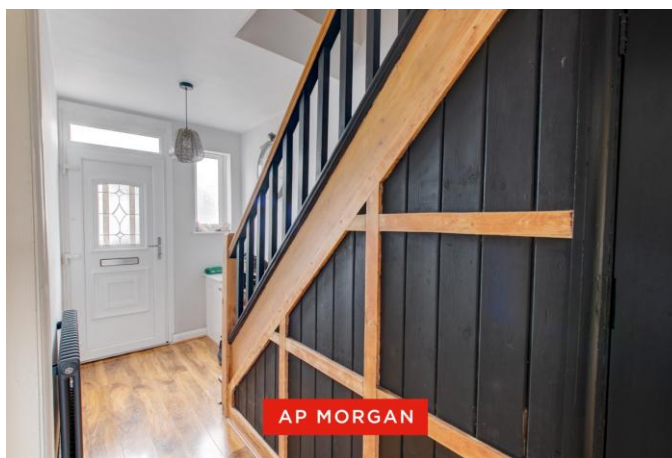
Situated in a well-regarded and convenient location within Hall Green, this beautifully presented traditional 1930s semi-detached home retains a number of original features throughout and offers three bedrooms, together with the added benefit of a substantial outbuilding to the rear providing versatile, multi-purpose accommodation.

The property is approached via a block-paved driveway providing off-road parking for two vehicles and fitted with security vehicle bollards.

The welcoming interior briefly comprises: an entrance hallway with useful understairs storage cupboard and original period doors leading off. To the front is a reception room featuring a cast iron fireplace and bay window, while a separate formal dining room enjoys a door opening onto the rear garden. Completing the ground floor is a fitted kitchen with a range of units and a further door providing access to the rear garden.

To the first floor, the landing has doors radiating to all rooms. There is a generous double bedroom to the front with original fireplace and bay window, a second double bedroom also retaining an original fireplace, a third single bedroom currently used as a home office, and a stylish family bathroom fitted with a modern suite including a shower over the bath.

Externally, the property enjoys a large south-easterly facing rear garden. The garden is initially laid to a paved patio area, leading onto a lawn bordered by mature plum trees. To the



rear is a further patio seating area and a substantial garden room, offering flexible use as a home office, gym, studio, or playroom.

The property is ideally positioned for access to well-regarded local schools, a variety of shops, cafés, and everyday amenities, with excellent public transport links nearby. Hall Green offers convenient access to Birmingham city centre, neighbouring suburbs, and major motorway networks, making this an ideal location for families and commuters alike.

Details:

Entrance Hall

Lounge 3.81 x 3.33 Max incl bay

Dining Room 3.33 x 3.33

Kitchen 1.66 x 3.95

Garden Office/Gym 4.66 x 4.92

First Floor Landing

Bedroom One 3.93 x 3.25 Max incl bay

Bedroom Two 3.33 x 3.25

Bedroom Three 1.98 x 1.79

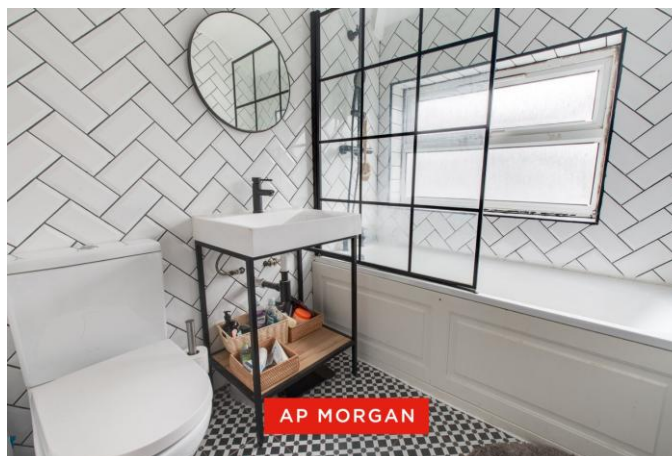
Bathroom 2.19 x 1.74

EPC Rating: To be confirmed

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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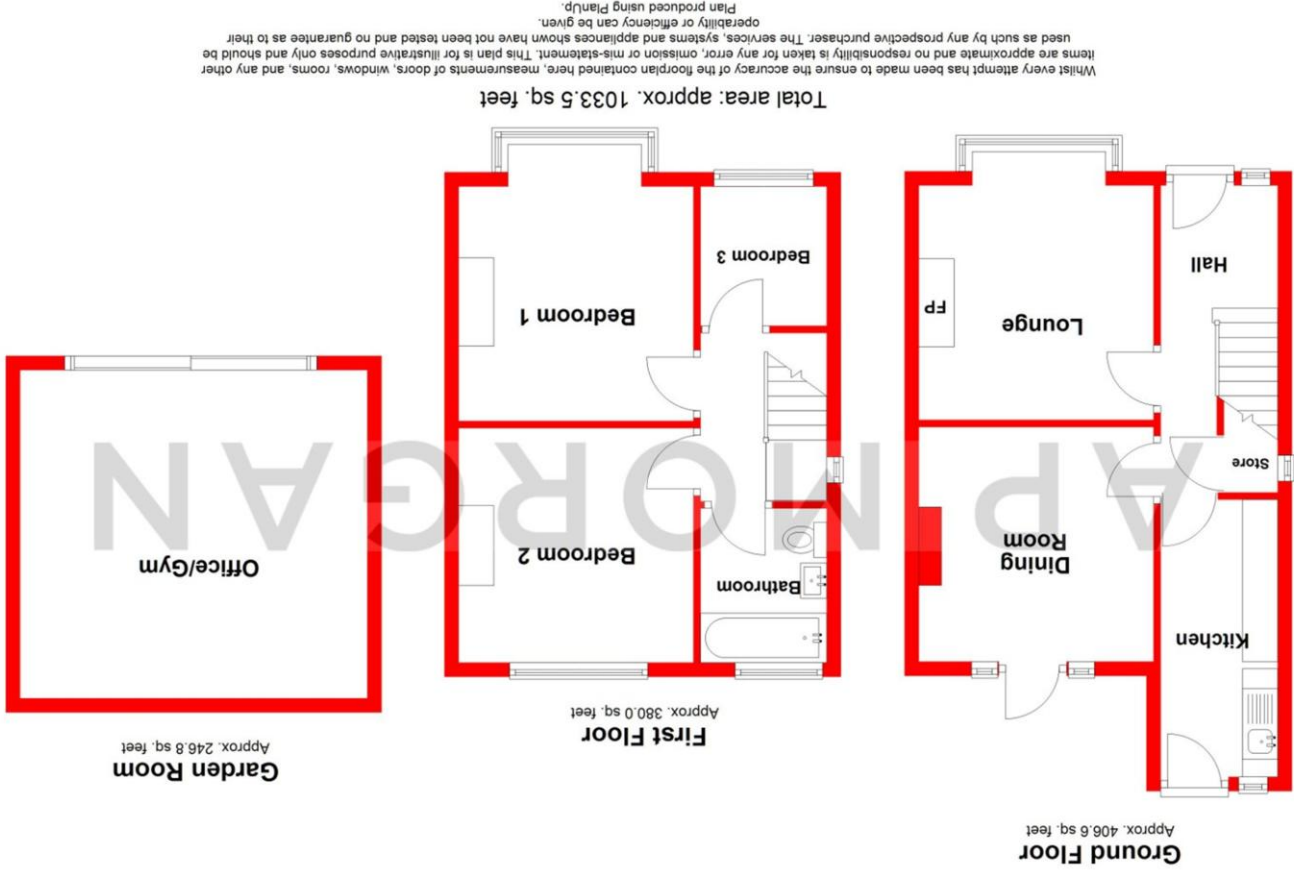
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