

**AP MORGAN**



**Watwood Road, Birmingham, West Midlands**  
Asking Price £365,000

### Features:

- Semi Detached Property
- Driveway For Two Cars
- Garage To Rear
- Spacious Family Bathroom
- Modern Kitchen
- Two Reception Rooms
- Third Reception/Bedroom 5
- Great Location

### Description:

LOVELY family home in a great location. This four-bedroom semi-detached home. The property is approached via a driveway providing off-road parking and leads to a charming entrance porch. Once inside, the welcoming interior briefly comprises a spacious and versatile layout ideal for modern family living.

Stepping into the property via the porch, you're greeted by a central hallway providing access to the main living spaces. To the front is a bright and spacious dining room, while to the rear, the generously sized lounge features French doors opening out to the rear garden, creating a wonderful indoor-outdoor flow.

The modern kitchen/breakfast room offers ample workspace and storage, and is complemented by a separate utility area for added convenience. A ground floor shower room and a flexible reception room/bedroom 5 provide excellent functionality—ideal as a guest room, home office, or playroom.

The first floor comprises four well-proportioned bedrooms, including a spacious front-facing main bedroom. A well-appointed family bathroom is accessed via the central landing, completing the upstairs accommodation.

Moving outside, the property enjoys a large well-landscaped rear garden, ideal for families, entertaining, or simply relaxing in a private setting.

Located within easy reach of Shirley town centre, residents benefit from a wide range of amenities including shops,



restaurants, and cafes. The property is also conveniently placed for access to major motorway networks including the M5, M42, and M40, making it perfect for commuters.

**Details:**

**Porch**

**Hallway**

**Living Room** 17'1" x 10'7" (5.2m x 3.23m)

**Dining Room** 13' x 3.23 (3.96m x 3.23)

**Reception Room 2/Bedroom 5** 9'9" x 2.02 (2.97m x 2.02)  
Both Max

**Kitchen** 18' x 10'10" (5.49m x 3.3m)

**Downstairs Shower Room** 6'11" x 5'8" (2.1m x 1.73m)

**Bedroom 1** 13'4" x 3.07 (4.06m x 3.07)

**Bedroom 2** 11'1" x 3.23 (3.38m x 3.23)

**Bedroom 3** 11'11" x 1.83 (3.63m x 1.83) Both Max

**Bedroom 4** 7'1" x 6' (2.16m x 1.83m)

**Bathroom** 10'6" x 7'8" (3.2m x 2.34m) Both Max

**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

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



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

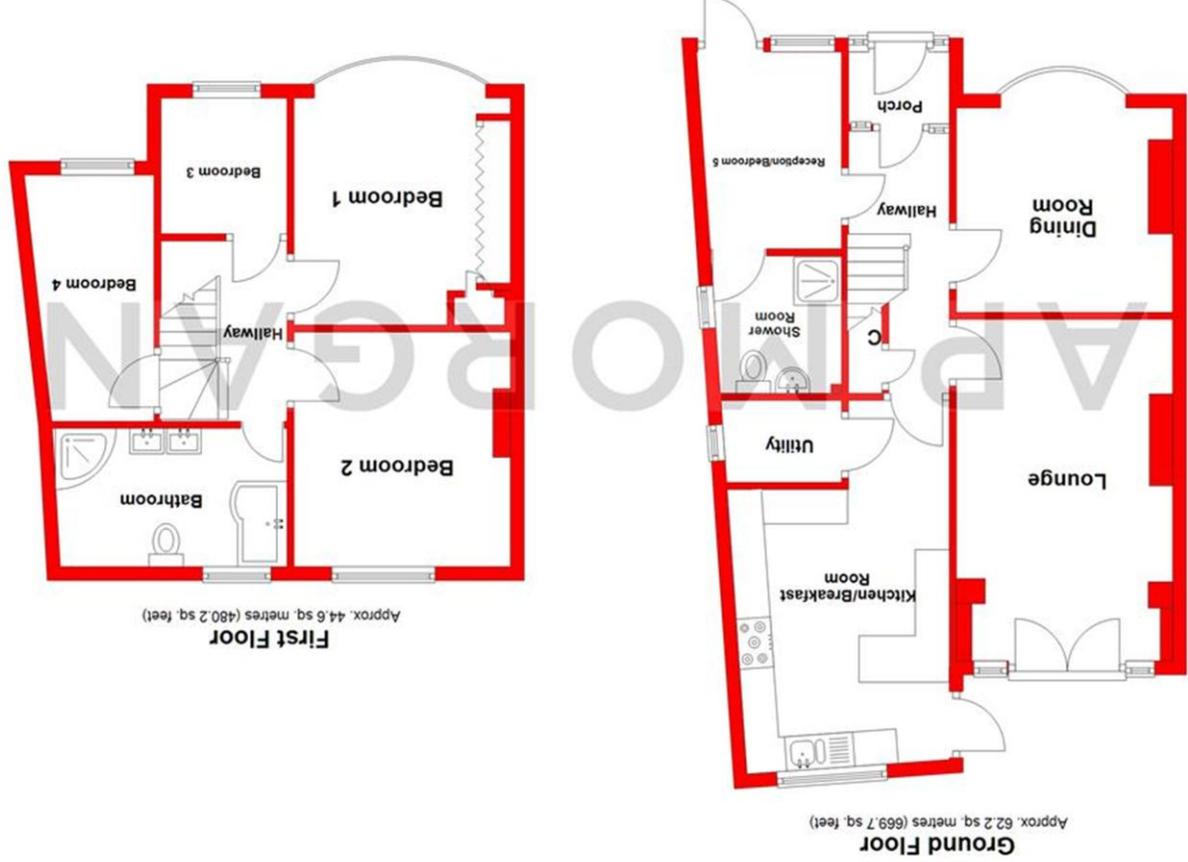
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

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### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 106.8 sq. metres (1149.9 sq. feet)

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.  
Plan produced using PlanUp.

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