

**AP MORGAN**



**Egginton Road, Birmingham, West Midlands**  
Offers Over £375,000

### Features:

- Sought After Location
- Four Bedroom Extended Semi-Detached Home
- Good Condition Throughout
- Great Size Brick-Built Workshop in the Garden
- Converted Garage into a Play Room
- Loft Conversion with Dormer
- Within Catchment for Good Schools
- Close to Local Shops & Amenities

### Description:

Situated in the sought-after location of Hall Green is this well-presented and extended four-bedroom semi-detached family home. Offering generous living accommodation across three floors, the property is ideal for growing families wanting space, versatility, and excellent access to local amenities.

### Approach:

The property is approached via a private driveway leading to an enclosed porch and welcoming entrance hall.

### Ground Floor:

Once inside, the interior briefly comprises a spacious hallway giving access to the main living areas. To the front sits a bright dining area, complemented by a bay window. A versatile playroom/office is positioned off the hall, along with a convenient downstairs WC and a useful pantry.

To the rear, the home opens into a generous lounge, which in turn leads into the conservatory through patio doors, creating a superb extended living space ideal for family relaxation or entertaining. The kitchen is well-planned with ample worktop space and direct access into the conservatory, allowing light to flow throughout.

### First Floor:

The first-floor landing gives access to three well-proportioned bedrooms. Bedroom one enjoys a bay-fronted aspect, while bedrooms two and three offer further comfortable accommodation for family members or guests. A modern family bathroom with bath, wash basin, WC and separate shower cubicle completes this level.

### Second Floor:

The property has been extended into the loft to provide a fantastic fourth bedroom, offering additional flexibility for use as a main bedroom, teenager suite, office, or hobby space.



**Outside:**

Moving outside, the property enjoys a fully decked rear garden arranged over multiple levels, offering areas for seating, dining, and outdoor enjoyment. There is a very usable garden-room however a standout feature is the excellent brick-built workshop — a superb versatile building ideal for storage, hobbies, or workspace needs.

**Location:**

The property is close to local shops and everyday amenities and is conveniently positioned for easy access to both Shirley and Solihull town centres. Transport links and public transport are readily available, making commuting straightforward.

**Details:**

**Porch** 6'8" x 3'1" (2.03m x 0.94m)

**Hall**

**Play Room** 12'3" x 6' (3.73m x 1.83m) Both Max

**WC** 6'3" x 2'11" (1.9m x 0.9m)

**Lounge** 13'6" x 11'10" (4.11m x 3.6m)

**Dining Room** 14'3" x 10'4" (4.34m x 3.15m) Both Max

**Kitchen** 19'5" x 10'2" (5.92m x 3.1m) Both Max

**Bedroom 1** 13'9" x 11'2" (4.2m x 3.4m) Both Max

**Bedroom 2** 12'2" x 11' (3.7m x 3.35m) Both Max

**Bedroom 3** 10'4" x 9'5" (3.15m x 2.87m)

**Bedroom 4** 17'5" x 14'6" (5.3m x 4.42m) Both Max

**Garden Workshop** 16'9" x 14'1" (5.1m x 4.3m)

**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?

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### Property to sell?

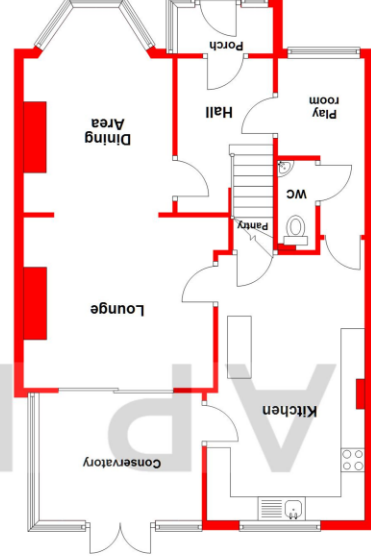
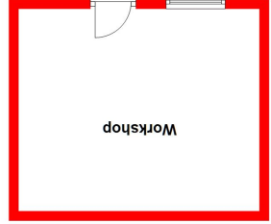
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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### Identity Checks

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Total area: approx. 161.2 sq. metres (1734.6 sq. feet)

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