

AP MORGAN



Egginton Road, Birmingham
Offers Over £380,000

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.



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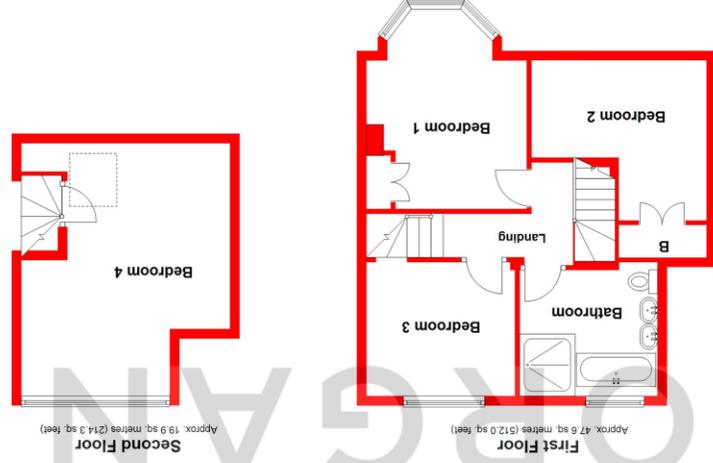
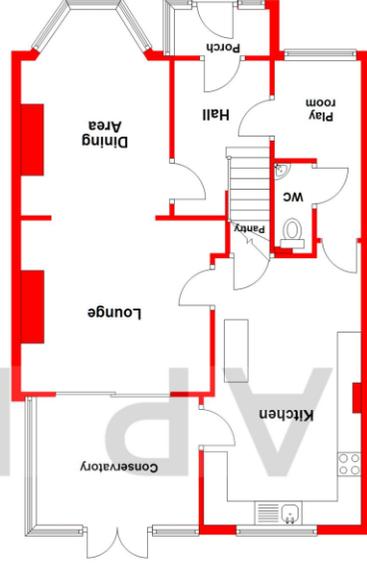
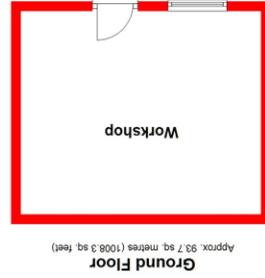
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Total area: approx. 161.2 sq. metres (1734.6 sq. feet)

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