

AP MORGAN



Egginton Road, Birmingham
Offers Over £340,000

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 Playroom
- Loft Conversion with Dormer
- Within Catchment for Good Schools
- Close to Local Shops & Amenities

Description:

Offered via the Modern Method of Auction through Brookvale Auctions.

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.

Completion required within 56 days of draft contract issue (subject to mortgage, affordability and survey).

A non-refundable £10,000 + VAT Reservation Fee is payable in addition to the purchase price and is included in Stamp Duty calculations.

Buyers must complete ID checks, provide proof of funds and carry out their own due diligence.

Subject to an undisclosed Reserve Price. Starting Bid and Reserve may change.

Referral Arrangements

Recommended third-party services are optional. Any referral fees will be disclosed upfront.

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?

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

Property to sell?

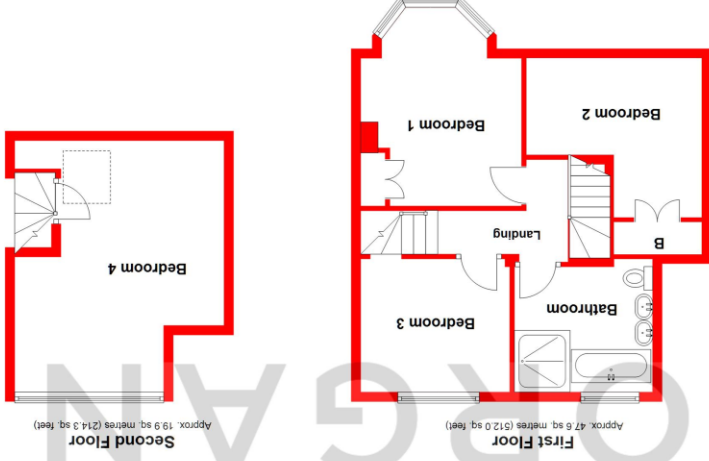
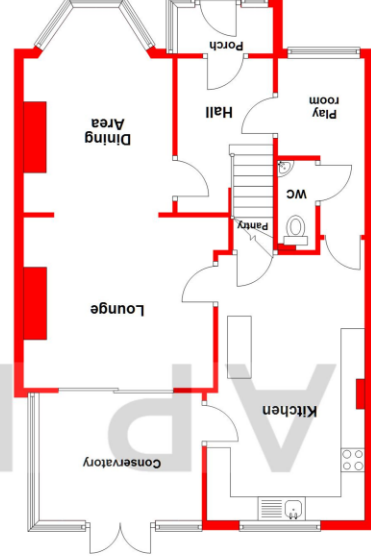
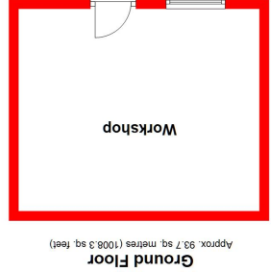
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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 £99 + 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. 161.2 sq. metres (1734.6 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 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 Planlup.

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