

AP MORGAN



Blythsford Road, Birmingham
Asking Price £350,000

Features:

- Four Bedroom Family Home
- Bedroom Four Converted from Garage
- Spacious Loft Room on Second Floor
- Private Driveway for Two Cars
- EV Charger Fitted
- Fitted Kitchen with Appliances
- Walking Distance to Shirley High Street
- Excellent Motorway and Transport Links

Description:

Four bedrooms across three floors, a converted garage, and a loft room that changes the game. This house has grown with its family.

Set in a popular spot within walking distance of Shirley High Street, this four-bedroom house comes with a private driveway for two cars and an EV charger already fitted. The garage has been thoughtfully converted into a fourth bedroom downstairs, and there's a spacious loft room on the second floor too, giving this home genuine flexibility across three floors. At close to 1,073 sq ft, and in good condition throughout, it's clearly been a well loved family home.

We asked them what made them buy it...

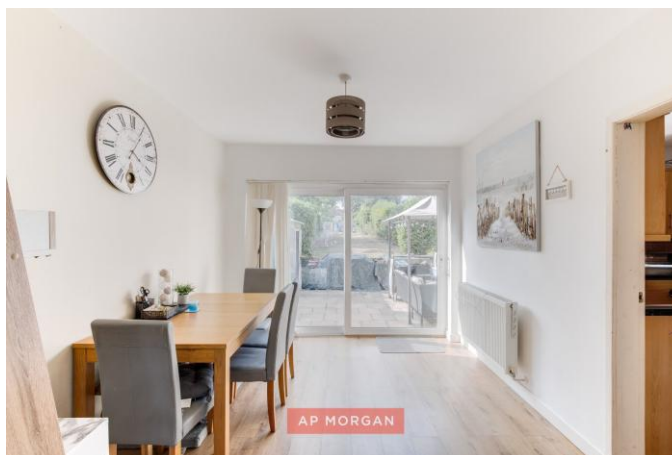
"The location really stood out to us, being able to walk into Shirley High Street but still have that quiet, settled feel. It just felt like the right place to raise a family."

What about the house itself?

"Converting the garage into a fourth bedroom gave us so much more flexibility, and the loft room has been brilliant as extra space. The fitted kitchen with all the appliances has made day to day life so much easier too."

Our agents say...

This is a genuinely flexible family home. Downstairs, the dining room and living room give you plenty of space to relax and entertain, and the fitted kitchen comes complete with appliances. The fourth bedroom, converted from the garage, is a real bonus for a growing family or anyone needing a ground floor room or home office. Upstairs, two further bedrooms share a family bathroom, and up again, the second floor loft room offers a spacious, private spot, ideal as another bedroom or a proper retreat.



The private driveway for two cars and the fitted EV charger adds real day to day practicality, and being so close to Shirley shopping centre and amenities, with excellent motorway links plus easy access to Birmingham Airport, the train station, the NEC, and strong Solihull school catchments, this location has everything covered.

A four bedroom family home with this much flexibility does not come along often. Get in touch with the AP Morgan team to arrange your viewing.

Details:

Hall

Living Room 13'1" x 10'3" (4m x 3.12m)

Dining Room 10'11" x 9'10" (3.33m x 3m)

Kitchen 10' x 11'8" (3.05m x 3.56m)

Bedroom 4 (Downstairs) 13'3" x 7'8" (4.04m x 2.34m)

WC (Downstairs) 4'11" x 4'3" (1.5m x 1.3m)

Landing

Bedroom (Front) 13'6" x 10'10" (4.11m x 3.3m) Both Max

Bedroom (Rear) 10'11" x 8'11" (3.33m x 2.72m)

Bathroom 10'11" x 5'11" (3.33m x 1.8m) Both Max

Landing (upper)

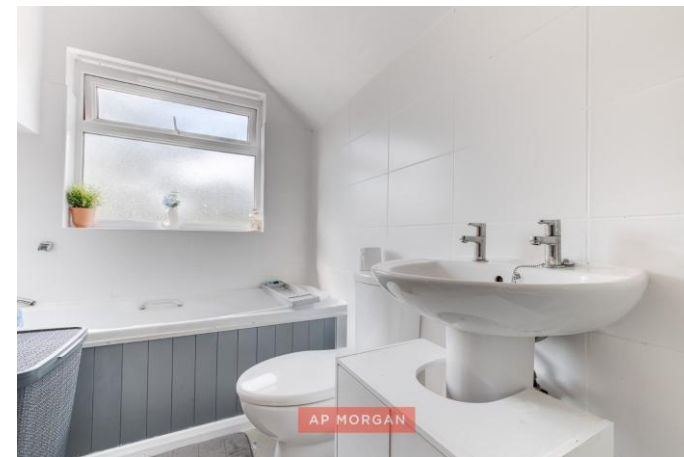
Loft Bedroom 17'6" x 9'9" (5.33m x 2.97m)

EPC Rating: D

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.



How can we help you?

Need a mortgage?

We recommend Wisser 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.wissermortgageadvice.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.

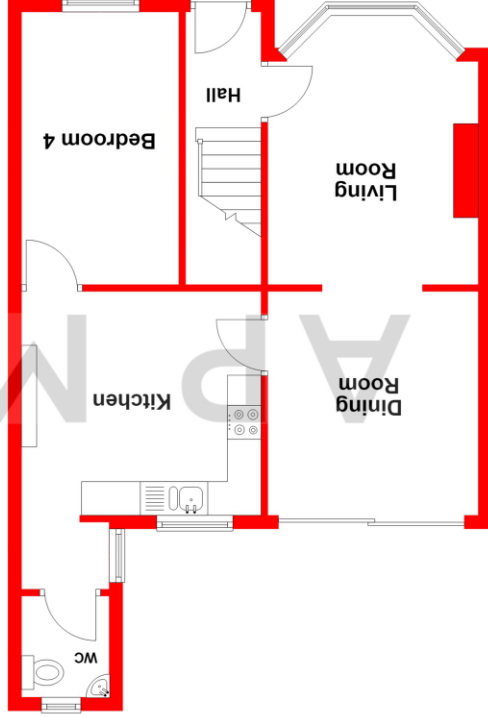
Need a solicitor?

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.

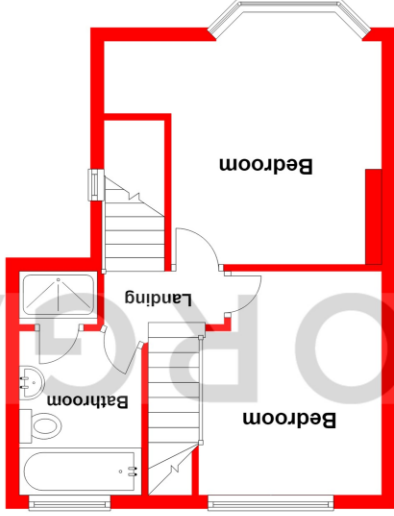
Identity Checks

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.

Ground Floor



First Floor



Second Floor



Total area: approx. 99.7 sq. metres (1072.8 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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