

AP MORGAN



Egginton Road, Birmingham, West Midlands
Asking Price £425,000

Features:

- Five bedrooms semi-detached family home
- Built-in media wall with electric fire in the lounge
- Solid oak flooring through entrance hall and lounge
- Bespoke fitted window bench in bedroom two
- Low-maintenance rear garden with decking, artificial lawn and brick-built BBQ
- Boarded loft room with power and lighting
- Bathroom with both bathtub and separate shower
- Under-house storage accessed from the garden

Description:

Hall Green address. Five bedrooms, solid oak floors and a garden built for entertaining. Exactly what you've been searching for.

If you've been chasing space in south Birmingham and coming up short, this five-bedroom semi in Hall Green is the one to stop and look at. It's a 1930s-era address that has been thoughtfully added to and looked after, and it hits the brief that so many family searches keep circling: five genuine bedrooms, a practical layout, outdoor space with real character, and transport links that make Birmingham city centre genuinely convenient.

You step into an entrance hall finished in solid oak flooring, which carries through into the lounge. That lounge is anchored by a built-in media wall with an electric fire, making it the kind of room that holds its own on a winter evening. The bay windows pull in the light, and the whole ground floor flows in a way you feel rather than have to be told about. The WC/handy cloakroom is also on the ground floor, tucked in where you want it rather than tacked on as an afterthought.

The kitchen is where families spend most of their time and this one doesn't disappoint. It works as a functional, comfortable space with everything close to hand. From here, you move out through to the rear of the house, and that's where the outside really starts to earn its place in the listing.

The garden is low-maintenance without feeling low-effort. Artificial lawn means no mowing season, timber decked seating areas give you somewhere to actually sit, and the brick-built BBQ says more about how this home has been lived in than a feature list ever could. There's a side gate, a garden shed on a brick-built base, and decking that was replaced a few years back. Storage beneath the house is accessed from the garden, which is a detail that catches people out in the best way when they come to view.

Upstairs, the five bedrooms give you genuine flexibility. Bedroom two has large bay windows with a bespoke fitted window bench that earns its own mention. The family bathroom has both a bathtub and a separate shower. Above it all, a boarded loft with power and lighting completes the picture, ideal for additional storage space.



Yardley Wood station is the area's daily convenience, with trains running to Birmingham Moor Street, hourly through the day. The M42 and M40 are accessible within around 15 minutes by road, and Birmingham Airport sits roughly the same distance away. Fox Hollies Park and the Shire Country Park are both within the area for weekends when you'd rather be outside than at a desk.

Get in touch to arrange a viewing.

Details:

Hall

Dining Room 10'10" x 10'5" (3.3m x 3.18m)

Lounge 12' x 13'5" (3.66m x 4.1m) Both Max

Kitchen/Diner 14'11" x 15'3" (4.55m x 4.65m) Both Max

Utility Room 8' x 6'9" (2.44m x 2.06m) Both Max

WC

Storage 7'5" x 7'10" (2.26m x 2.4m)

Landing

Bedroom One 14'3" x 12'6" (4.34m x 3.8m) Both Max

Bedroom Two 10'10" x 10'8" (3.3m x 3.25m)

Bedroom Three 12'2" x 10'9" (3.7m x 3.28m)

Bedroom Four 11'10" x 7'7" (3.6m x 2.3m)

Bedroom Five 7'9" x 5'9" (2.36m x 1.75m)

Bathroom 10'4" x 6'9" (3.15m x 2.06m) Both Max

EPC Rating: To be confirmed

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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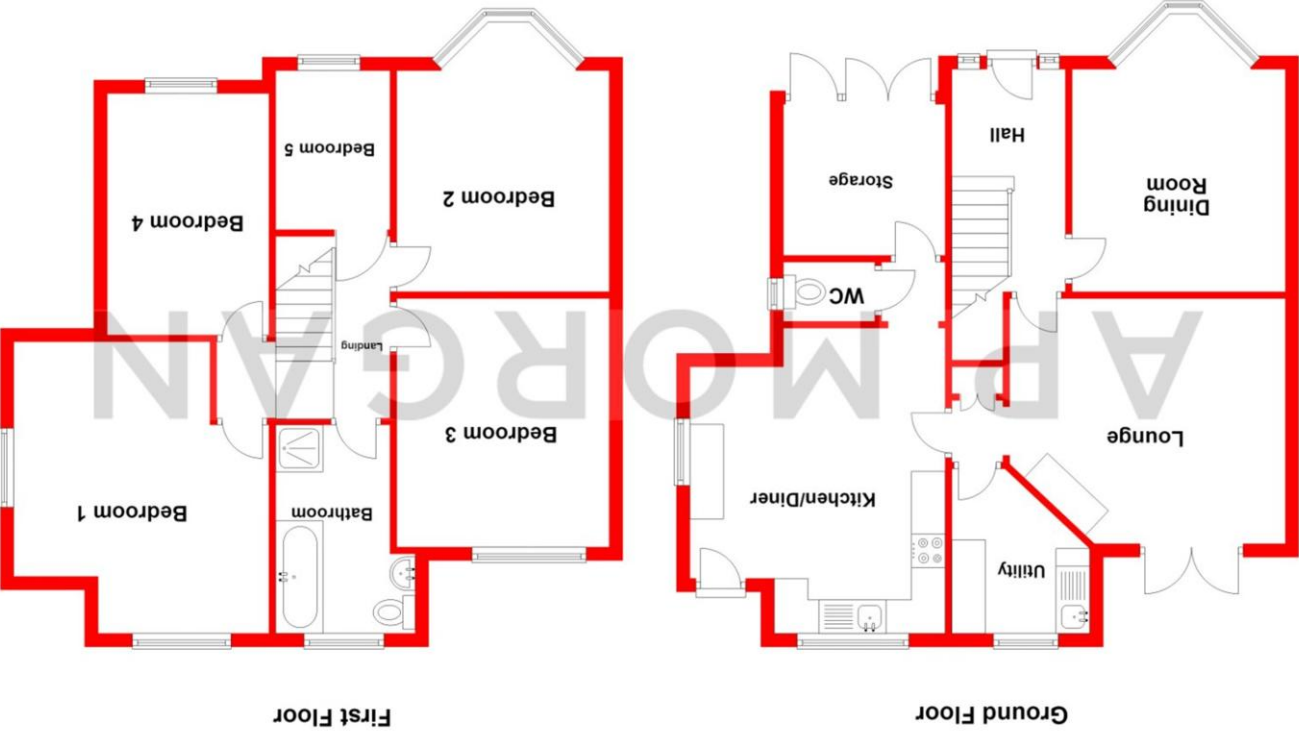
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Total area: approx. 125.9 sq. metres (1354.6 sq. feet)

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 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 Planlup.

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