

**AP MORGAN**



**Baldwins Lane, Birmingham**  
Asking Price £294,000

**Features:**

- Highly sought-after Chilcote Primary School Catchment
- Character Victorian-Style Home with High Ceilings & Spacious Rooms
- Large Private Driveway Providing Off-Street Parking for Multiple Vehicles
- Two Generous Double Bedrooms
- Extended kitchen with Useful Snug Area
- Dedicated Garden Office with Power & Lighting
- Bright & Welcoming Reception Spaces
- Outskirts of Shirley with Excellent Transport Links to Solihull & Birmingham City Centre
- Parks, Green Spaces & Local Amenities Nearby

**Description:**

A rare opportunity to purchase this charming extended Victorian-style home, combining period character with practical modern living. Offering generous room sizes, high ceilings, large private driveway and garden office.

Ideal for first-time buyers, young families or downsizers, the home offers flexible accommodation and excellent everyday practicality.

The property is approached via a substantial private driveway providing off-street parking for multiple cars. Inside, the welcoming entrance hall leads to bright and spacious living and dining rooms, creating an ideal layout for both relaxing and entertaining.

To the rear, the extended kitchen overlooks the garden and benefits from a useful snug area, perfect as a reading nook, playroom or additional dining space.

Upstairs, two well-proportioned double bedrooms both enjoy good natural light. The family bathroom features a shower and freestanding roll-top bath, adding further character to the home. Additional storage is available under the stairs and from the first-floor landing.

Outside, the private rear garden provides a pleasant space for outdoor dining and relaxation. A standout feature is the substantial garden room, fully fitted with power and lighting, ideal for home working or additional recreational use.



Situated on the outskirts of Shirley, the property benefits from excellent transport links to Solihull, Birmingham City Centre and surrounding areas. Parks, green spaces and everyday amenities are all within easy reach. The home also falls within the highly regarded Chilcote Primary School catchment, making it particularly attractive for families.

A wonderful opportunity to acquire this well-presented extended Victorian home offering a superb combination of character, space and practicality in a sought-after location. Early viewing is highly recommended.

**Details:**

**Hall**

**Living Room** 12'10" x 11'10" (3.9m x 3.6m) Both Max

**Dining Room** 11'10" x 11'6" (3.6m x 3.5m)

**Kitchen** 9'8" x 7'5" (2.95m x 2.26m)

**Snug** 7'5" x 7'4" (2.26m x 2.24m)

**Landing**

**Bedroom 1** 15'1" x 11'1" (4.6m x 3.38m)

**Bedroom 2** 11'6" x 9' (3.5m x 2.74m) Both Max

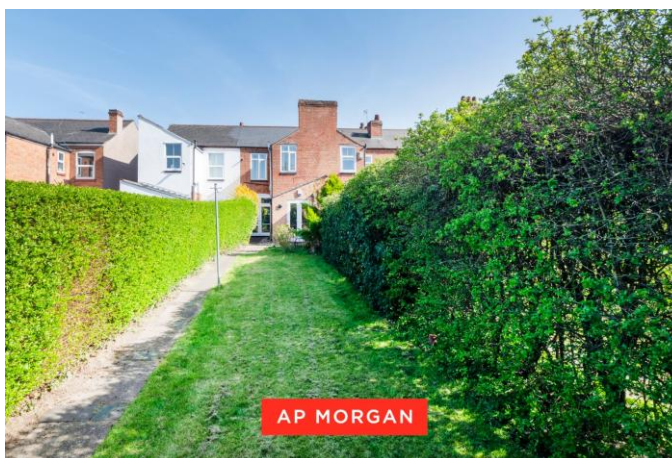
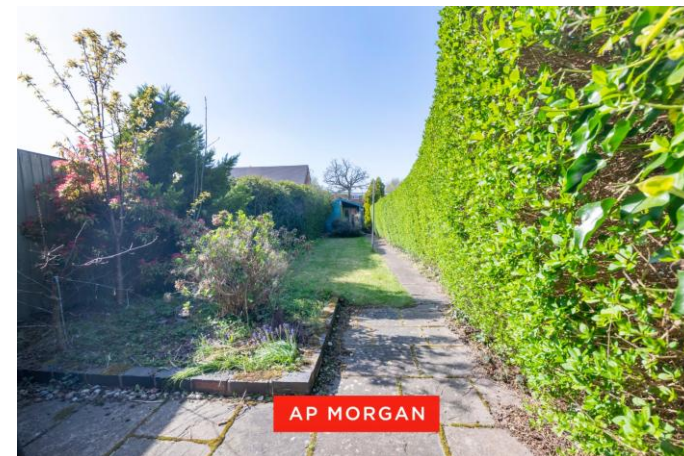
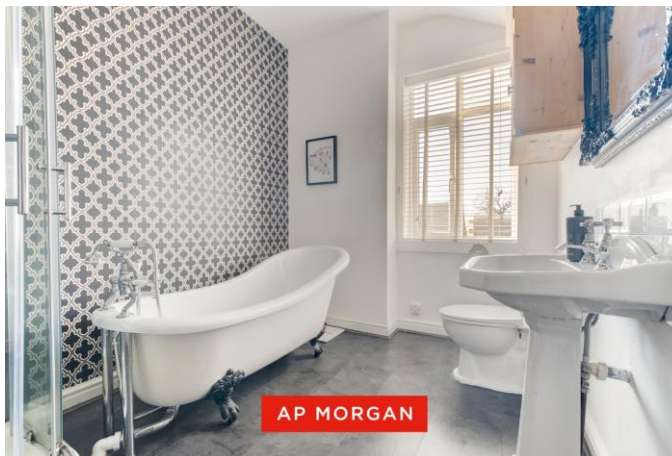
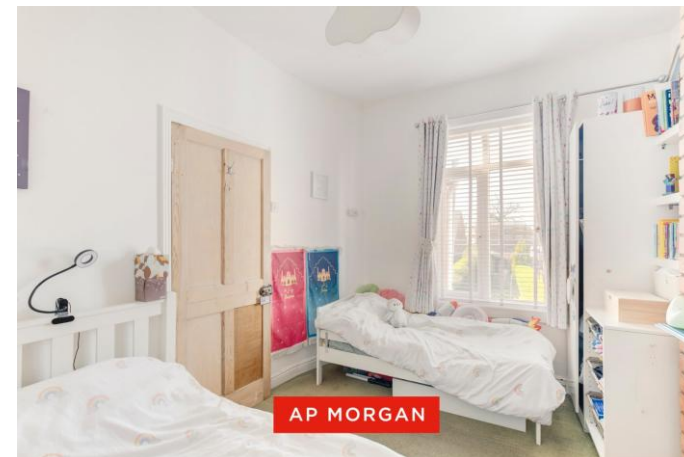
**Bathroom** 9'11" x 7'7" (3.02m x 2.3m)

**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 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](http://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.



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 guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.