

**AP MORGAN**



**Egginton Road, Birmingham**  
Offers Over £375,000

### Features:

- Extended Three-Bedroom Semi-Detached Home
- Spacious Through Lounge/Dining Room
- Extended Fitted Kitchen
- Converted Side Garage Creating Utility Area
- Enlarged Third Bedroom
- Ground Floor Shower Room and First Floor Bathroom
- Landscaped Rear Garden with Garden Room
- Convenient Location Close to Amenities and Transport Links

### Description:

Situated in a popular and convenient residential location, this larger style extended three-bedroom semi-detached home offers spacious and well-presented accommodation throughout, ideal for modern family living. Benefitting from a generous through lounge/dining room, extended fitted kitchen, converted side garage providing a useful utility area, and a substantial garden room, the property is well positioned close to local shops, eateries, amenities, schools, and excellent transport links.

### Approach

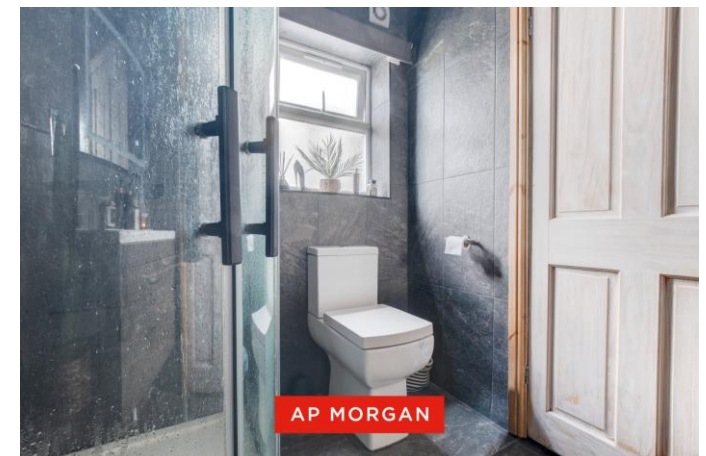
The property is approached via a private driveway providing off-road parking, with access leading to the enclosed porch entrance.

### Full Description

Once inside, the accommodation briefly comprises a welcoming hallway with stairs rising to the first floor. To the front of the property is a spacious dining area with bay window opening through into the lounge, creating an excellent through reception space ideal for both family living and entertaining. To the rear is an extended fitted kitchen offering a range of wall and base units, generous work surface space, and access through to the useful utility area formed from the converted side garage. A ground floor shower room further enhances the practicality of the home.

To the first floor, the landing provides access to three well-proportioned bedrooms, with the garage conversion allowing for an enlarged third bedroom, together with a family bathroom fitted with a bath, wash hand basin, and WC.

Moving outside, the property enjoys a well-maintained and landscaped rear garden offering a pleasant outdoor space for relaxing and entertaining. A particular feature of the property is the spacious garden room measuring approximately 3.7m x 3.7m, ideal for use as a home office, gym, studio, or entertaining space. Further benefits include double glazing and central heating throughout.



**Details:**

Porch

Hall

Dining Room 14'2" x 10'5" (4.32m x 3.18m) Both Max

Lounge 12'11" x 12'4" (3.94m x 3.76m)

Kitchen 20'1" x 8'4" (6.12m x 2.54m)

Inner Lobby

Shower Room

Utility Room 13'7" x 6'1" (4.14m x 1.85m)

Landing

Bedroom 1 14'2" x 10'5" (4.32m x 3.18m)

Bedroom 2 12'9" x 12' (3.89m x 3.66m) Both Max

Bedroom 3 13'5" x 12'4" (4.1m x 3.76m) 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.

## 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?

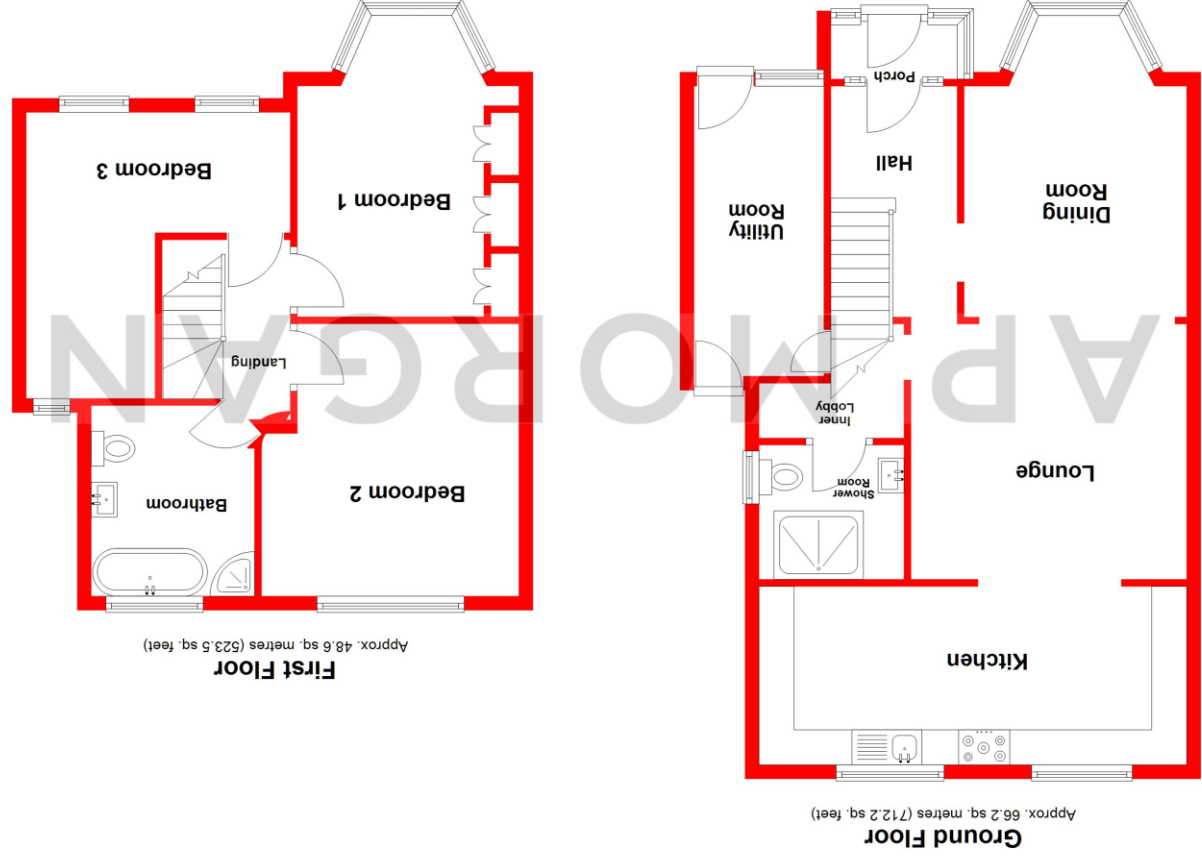
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 114.8 sq. metres (1235.7 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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