

AP MORGAN



Billesley Lane, Portway, Birmingham
Asking Price £850,000

Features:

- An impressive detached family home
- Four well-proportioned double bedrooms
- Three spacious reception rooms
- Open-plan kitchen/diner with bi-fold doors
- Family bathroom, two ensuites and guest WC
- Garden office with power and heating
- Landscaped garden with mature shrubs and patio areas
- Gated driveway with ample parking and solar panels

Description:

Set behind private gates, this impressive four-bedroom detached family home offers spacious and stylish living throughout, complemented by a beautifully landscaped rear garden with mature shrubbery and a fully equipped office outbuilding. The property is located in a sought-after residential area, providing an ideal blend of peace, privacy, and convenience.

The ground floor features three well-proportioned reception rooms, including an inviting lounge, with a feature log burner and French doors opening to the garden, a comfortable sitting room, and a versatile family room perfect for modern family living. The stunning open-plan kitchen and dining area forms the heart of the home, fitted with modern appliances and bi-fold doors that open directly onto the rear patio — seamlessly blending indoor and outdoor living. A separate utility room and downstairs WC add convenience and practicality.

Upstairs, the home continues to impress with four generous bedrooms. The principal and second bedrooms both benefit from stylish en-suite shower rooms, while the remaining two bedrooms are served by a modern family bathroom.

The rear garden is a true highlight — a private and tranquil space surrounded by mature trees and shrubbery. It includes a generous patio area ideal for outdoor dining and entertaining, a built-in BBQ pit, and at the bottom of the garden, a stunning relaxation area with a hot tub and covered seating area. The garden also benefits from an outbuilding office with electricity and heating, making it an ideal space for home working, a gym, or a creative studio.



With ample driveway parking, solar panels, and a high-quality finish throughout, this property is ready to move straight into and enjoy. A perfect family home combining comfort, functionality, and modern style.

Details:

Entrance Hall

Family Room 10'9" x 9'5" (3.28m x 2.87m)

Sitting Room 13'5" x 14'2" (4.1m x 4.32m) max dimensions

Lounge 19'5" x 13'6" (5.92m x 4.11m) max dimensions

Kitchen/Dining Room 17'8" x 17'11" (5.38m x 5.46m)

Utility 7'9" x 9'5" (2.36m x 2.87m)

WC 6' x 4'5" (1.83m x 1.35m)

Landing

Bedroom 1 15'1" x 16'7" (4.6m x 5.05m) max dimensions

Ensuite 6'10" x 4'5" (2.08m x 1.35m)

Bedroom 2 19'7" x 11'10" (5.97m x 3.6m) max dimensions

Ensuite 7'7" x 7' (2.3m x 2.13m) max dimensions

Bedroom 3 10'10" x 13'11" (3.3m x 4.24m)

Bedroom 4 12'5" x 9'8" (3.78m x 2.95m) max dimensions

Bathroom 8'10" x 9'7" (2.7m x 2.92m)

Office 14'7" x 11'6" (4.45m x 3.5m)

EPC Rating: To be confirmed

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



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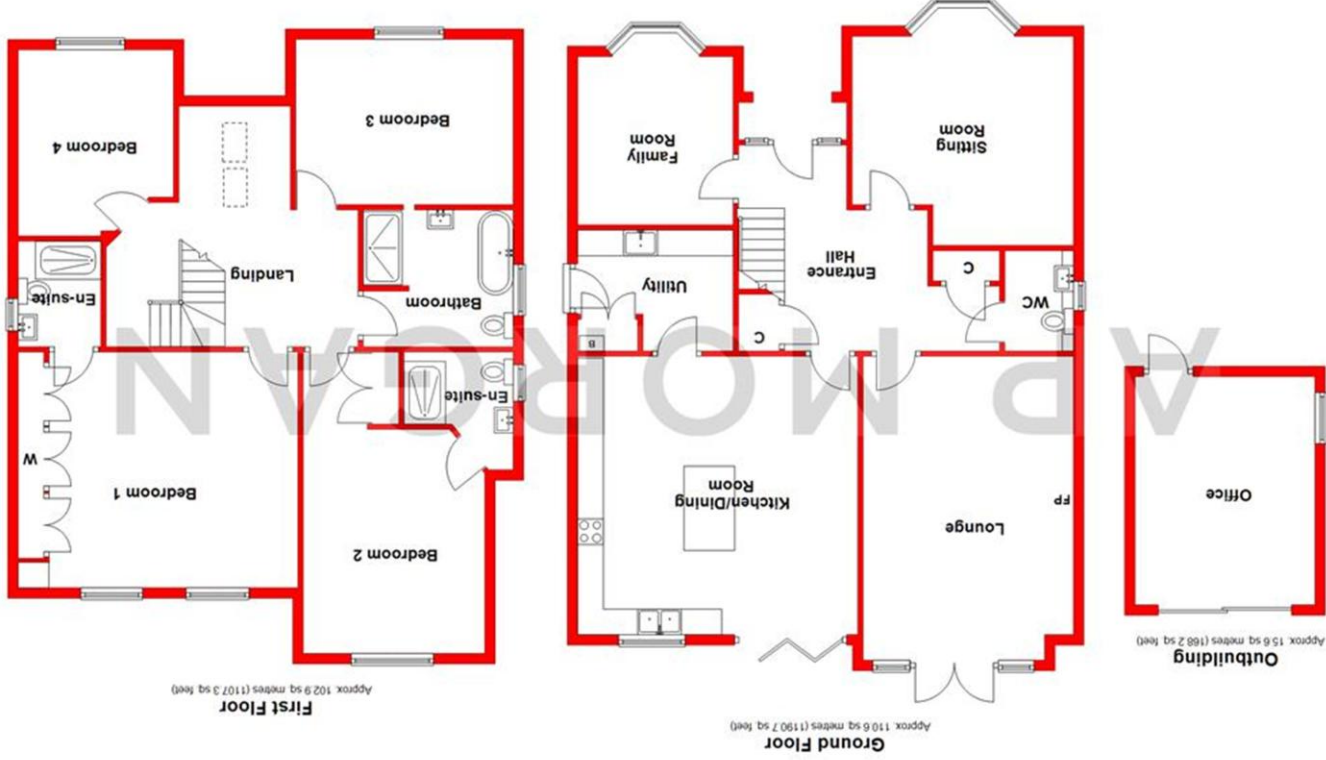
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