



AP MORGAN

Watwood Road, Birmingham
Offers in excess of £400,000

Features:

- Semi Detached Property
- Driveway For Two Cars
- Garage To Rear
- Spacious Family Bathroom
- Modern Kitchen
- Two Reception Rooms
- Third Reception/Bedroom 5
- Great Location

Description:

LOVELY family home in a great location. This four-bedroom semi-detached home. The property is approached via a driveway providing off-road parking and leads to a charming entrance porch. Once inside, the welcoming interior briefly comprises a spacious and versatile layout ideal for modern family living.

Stepping into the property via the porch, you're greeted by a central hallway providing access to the main living spaces. To the front is a bright and spacious dining room, while to the rear, the generously sized lounge features French doors opening out to the rear garden, creating a wonderful indoor-outdoor flow.

The modern kitchen/breakfast room offers ample workspace and storage, and is complemented by a separate utility area for added convenience. A ground floor shower room and a flexible reception room/bedroom 5 provide excellent functionality—ideal as a guest room, home office, or playroom.

The first floor comprises four well-proportioned bedrooms, including a spacious front-facing main bedroom. A well-appointed family bathroom is accessed via the central landing, completing the upstairs accommodation.

Moving outside, the property enjoys a large well-landscaped rear garden, ideal for families, entertaining, or simply relaxing in a private setting.

Located within easy reach of Shirley town centre, residents benefit from a wide range of amenities including shops,



restaurants, and cafes. The property is also conveniently placed for access to major motorway networks including the M5, M42, and M40, making it perfect for commuters.

Details:

Porch

Hallway

Living Room 17'1" x 10'7" (5.2m x 3.23m)

Dining Room 13' x 3.23 (3.96m x 3.23)

Reception Room 2/Bedroom 5 9'9" x 2.02 (2.97m x 2.02)
Both Max

Kitchen 18' x 10'10" (5.49m x 3.3m)

Downstairs Shower Room 6'11" x 5'8" (2.1m x 1.73m)

Bedroom 1 13'4" x 3.07 (4.06m x 3.07)

Bedroom 2 11'1" x 3.23 (3.38m x 3.23)

Bedroom 3 11'11" x 1.83 (3.63m x 1.83) Both Max

Bedroom 4 7'1" x 6' (2.16m x 1.83m)

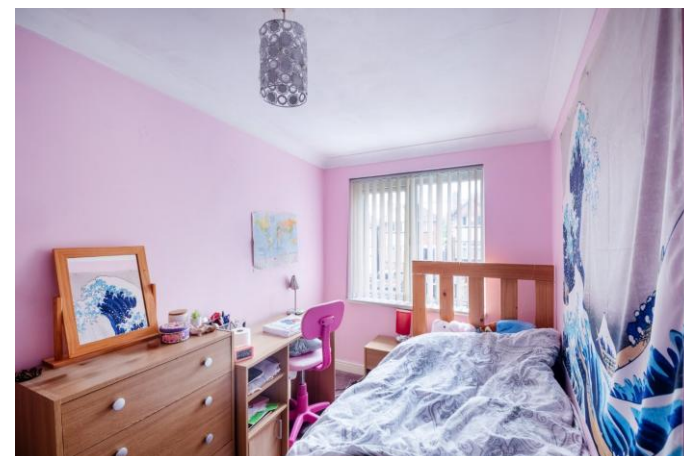
Bathroom 10'6" x 7'8" (3.2m x 2.34m) Both Max

EPC Rating: D

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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Plan produced using PlanUp.

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