



smarthomes

## Longmore Road

Shirley, Solihull, B90 3EF

- A Well Presented & Extended Semi Detached Property
- Three Bedrooms
- Through Lounge Diner
- Re-Fitted Breakfast Kitchen & Family Bathroom

**Offers Over**

**£375,000**

EPC Rating '63'





## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The property is set back from the road behind a tarmac driveway providing ample off road parking extending to up and over garage door and key hole arched porch with frosted window and front with obscure glazed inserts leading through to

#### **Entrance Hall**

With radiator, wall lighting, stairs leading to the first floor accommodation with useful under-stairs cloaks cupboard and doors leading off to

#### **Through Lounge Diner**

25' 9" x 11' 10" max (7.85m x 3.61m) With double glazed bay window to front elevation, double glazed window to rear, living flame coal effect gas fire, two radiators, two ceiling light points and coving to ceiling



#### **Extended & Re-Fitted Breakfast Kitchen to Rear**

13' 2" x 15' 1" (4.01m x 4.6m) Being re-fitted with a range of wall, drawer and base units, stripped timber effect work surfaces, sink and drainer unit with mixer tap, metro tiling to splashback areas, four ring gas hob with extractor canopy over, inset Lamona oven, freestanding Hotpoint washing machine and dishwasher, space for fridge freezer, wall mounted Baxi boiler, ceiling light points, wood effect flooring, two double glazed windows to rear elevation, obscure double glazed door leading out to the rear garden and door to



#### **Guest WC**

With low flush WC

#### **Accommodation on the First Floor**

##### **Landing**

With obscure glazed window to side elevation, access to loft space, ceiling smoke alarm and doors radiating off to

##### **Bedroom One to Front**

14' 0" x 11' 1" into wardrobe (4.27m x 3.38m) With UPVC double glazed window to front elevation, radiator, double fitted wardrobes with top-boxes, vanity mirror and drawers and ceiling light point



##### **Bedroom Two to Rear**

11' 11" x 11' 6" (3.63m x 3.51m) With UPVC double glazed window to rear elevation, radiator and ceiling light point



### Bedroom Three to Front

9' 0" x 7' 3" (2.74m x 2.21m) With UPVC double glazed window to front elevation, radiator and ceiling light point

### Re-Fitted Family Bathroom to Rear

Being re-fitted with a three piece white suite comprising P-shaped panelled bath with thermostatic rainfall shower over, additional hand fitment and glazed screen, low flush WC and vanity wash hand basin, obscure double glazed window to rear, complementary marble effect tiling to walls, ladder style radiator, ceiling light point and stripped timber effect flooring



### Rear Garden

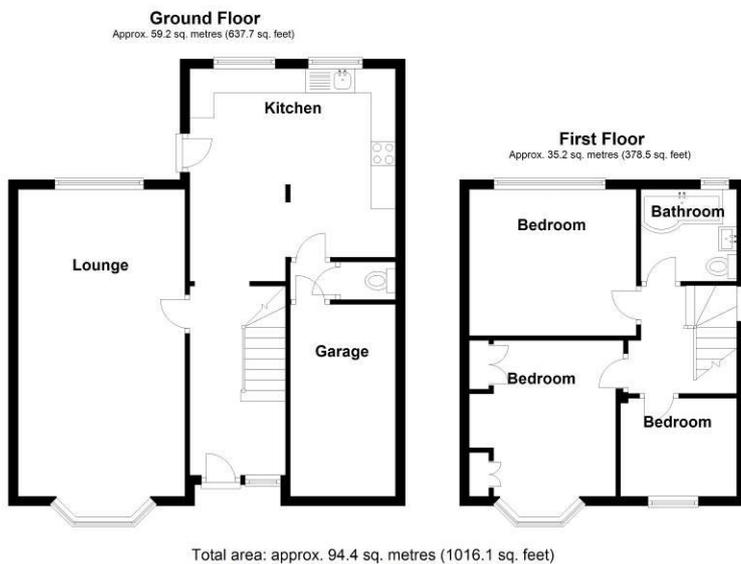
Being mainly laid to lawn with paved patio, hedging and fencing to boundaries, further patio to rear and timber shed

### Garage

14' 0" x 7' 2" (4.27m x 2.18m) With metal up and over garage door to driveway and courtesy door to kitchen

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements