



smarthomes

## Longmore Road

Shirley, Solihull, B90 3DY

- A Well Presented Semi-Detached Property Requiring Modernisation
- Four Bedrooms
- Two Reception Rooms
- South Facing Rear Garden

**£399,950**

EPC Rating 'TBC'





## 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 block paved driveway with mature shrub borders, hedging to boundaries and a hardwood front door leading through to



#### **Enclosed Porch**

With tiled flooring, wall light point, single glazed windows and hardwood front door with obscure glazed insert leading through to

#### **Entrance Hallway**

With wall light point, central heating radiator, useful under stairs storage cupboard, stairs rising to first floor accommodation and doors radiating off to

#### **Dining Room to Front**

14' 9" x 11' 8" (4.5m x 3.56m) With a double glazed bay window to front elevation, ceiling light point, fitted electric fire, central heating radiator and sliding doors leading through to



#### **Lounge Area to Rear**

12' 11" x 11' 9" (3.94m x 3.58m) With UPVC double glazed French doors to rear elevation, wall light point, electric fire with tiled hearth and central heating radiator

#### **Fitted Kitchen to Rear**

8' 10" x 8' 6" (2.69m x 2.59m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Integrated oven and grill, tiling to splash back areas, florescent strip lighting and a double glazed window to the rear aspect

#### **Utility Room**

23' 11" x 5' 6" (7.29m x 1.68m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, space and plumbing for washing machine, florescent strip lighting and a double glazed window and door to the rear aspect



#### **Guest WC**

Being fitted with a wall mounted wash hand basin and a low flush W.C. Wall mounted gas central heating boiler system, ceiling light point and an obscure double glazed window to the side elevation

#### **Landing**

With ceiling light point and doors radiating off to

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

15' 5" x 10' 1" (4.7m x 3.07m) With a double glazed bay window to front elevation, ceiling light point, central heating radiator and two built in double wardrobes with cupboards above,



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

12' 11" x 11' 11" (3.94m x 3.63m) With a double glazed window to rear elevation, ceiling light point, central heating radiator and built in double wardrobes with hanging and shelving inset



#### **Bedroom Three to Rear**

8' 7" x 9' 0" (2.62m x 2.74m) With a double glazed window to rear elevation, ceiling light point and central heating radiator

#### **Bedroom Four (Restricted Head Height)**

13' 5" x 8' 5" (4.09m x 2.57m) With double glazed windows to front and rear elevation, ceiling down lights and central heating radiator

#### **Family Bathroom**

Being fitted with a suite comprising of a panelled bath with electric shower over and glass shower screen and a pedestal wash hand basin. Central heating radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the front elevation

#### **Seperate WC**

Being fitted with a low level WC, ceiling light point, laminate flooring and obscure single glazed window to rear elevation

#### **Large South Facing Rear Garden**

A mature South facing garden being majority laid to lawn with a paved patio with sweeping paved footpath, ornamental pond, well stocked shrub borders, greenhouse, timber storage shed and fencing to boundaries

#### **Garage**

16' 9" x 8' 0" (5.11m x 2.44m) With electric garage door to front elevation, florescent strip lighting and personal door to side elevation

#### **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

