



smarthomes

Longmore Road

Shirley, Solihull, B90 3EG

- An Immaculate Extended Semi-Detached Property
- Two Double Bedrooms, Family Bathroom & Ground Floor Shower Room
- Breakfast Kitchen, Lounge, Dining Room & Conservatory
- Currently Within Tudor Grange Academy Catchment

Offers Over

£300,000

EPC Rating '52'





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 edged tarmac driveway providing off road parking extending to side gate access and feature canopy porch with part glazed composite front door leading through to

Entrance Hall

With ceiling light point, radiator, stairs leading to the first floor accommodation and door leading into

Attractive Lounge to Front

11' 1" x 10' 10" plus bay (3.38m x 3.3m) With double glazed bay window to front elevation, ceiling light point, radiator, gas fire with marble effect hearth and decorative wooden surround and door leading into



Breakfast Kitchen

14' 10" x 9' 9" (4.52m x 2.97m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinet, display shelving and wine rack, laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, double glazed window to conservatory, radiator, ceiling light point, large under-stairs storage cupboard and archway leading through to



Dining Room

8' 2" x 6' 2" (2.49m x 1.88m) With double glazed Velux window, double glazed sliding patio door leading into conservatory, ceiling light point and door leading into

Spacious Ground Floor Shower Room to Rear

Being fitted with a three piece white suite comprising: corner shower cubicle with electric shower, low flush WC and pedestal wash hand basin, obscure double glazed window, tiling to water prone areas, ceiling light point and radiator



Conservatory

8' 10" x 7' 0" (2.69m x 2.13m) With polycarbonate roof, tiled flooring and double glazed French doors leading out the rear garden



Accommodation on the First Floor

Landing

With access to loft space, double glazed window to side, ceiling light point and doors leading off to

Bedroom One to Front

12' 0" x 10' 3" plus bay (3.66m x 3.12m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

10' 6" x 8' 5" (3.2m x 2.57m) With double glazed window to rear elevation, radiator and ceiling light point

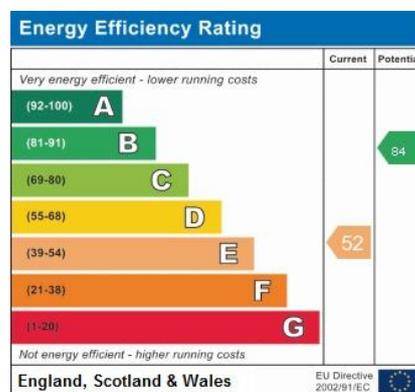
Family Bathroom

Being fitted with a modern three piece white suite comprising: P-shaped panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window, tiling to walls, radiator and ceiling light point

Large South West Facing Rear Garden

This delightful rear garden has been mainly laid to lawn with well stocked flowering shrub borders, mature trees including conifers and palms, block paved patio, further decked seating area, timber storage shed and gated side access

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 vendor



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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 are 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