



smarthomes

Langcomb Road

Shirley, Solihull, B90 2PR

- An Extremely Well Presented Semi-Detached Family Home
- Four Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Delightful Extensive South/West Facing Garden

£365,000

EPC Rating – 57

Council Tax Band - D





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 providing off road parking with laid lawn to either side and a UPVC double glazed door leading into

Entrance Hall

With a double glazed window to the side, tiled flooring, door to lounge and door leading off to

Ground Floor Bedroom Four to Front

9' 10" x 6' 10" (3m x 2.1m) With double glazed window to front elevation, radiator, laminate flooring, ample under stairs storage, ceiling light point and door to



En-Suite Shower Room

Being fitted with a modern white suite comprising of a walk in shower enclosure, vanity wash hand basin and a low flush W.C. Tiling to splash prone areas, extractor fan and ceiling light point

Open Plan Lounge/Kitchen/Diner

Through Lounge/Dining Area

23' 7" x 10' 9" (7.2m x 3.3m) With UPVC double glazed window to front elevation, UPVC double glazed sliding patio doors to rear garden, laminate flooring, wall mounted radiator, two ceiling light points, Oak door leading to stairs rising to first floor and opening to



Re-Fitted Kitchen Area to Rear

9' 10" x 8' 6" (3m x 2.6m) Being re-fitted with a range of Avanti wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a Bosch 4 ring induction hob with extractor hood over and Bosch oven below. Integrated washing machine and dishwasher, tiling to splash back areas and floor, radiator, ceiling light point and a double glazed window to the rear aspect



Landing

With a UPVC double glazed window to side, radiator, access to loft space, airing cupboard and door to

Bedroom One to Front

11' 5" x 9' 10" (3.5m x 3m) With double glazed window to front elevation, radiator, built in wardrobes with mirror fronted sliding doors and ceiling light point



Bedroom Two to Rear

10' 5" x 9' 10" (3.2m x 3m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

8' 6" x 8' 2" (2.6m x 2.5m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, laminate flooring, ceiling spot lights and a obscure double glazed windows to the side and rear elevation

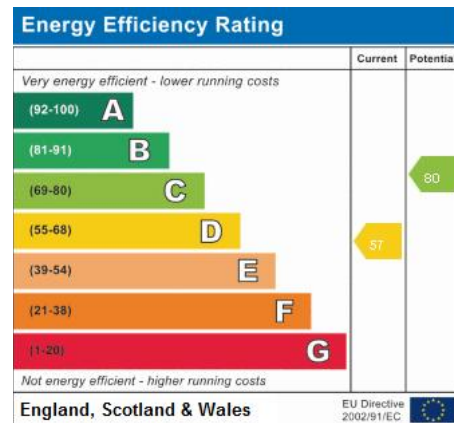


Extensive South/West Facing Rear Garden

Being mainly laid to lawn with paved patio area, gated side access, Cotswold stone chipped areas, external lighting and panelled fencing to boundaries

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 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