



smarthomes

Longmore Road

Shirley, Solihull, B90 3EG

- A Charming Three Bedroom Period Cottage
- Lounge & Family Breakfast Kitchen
- Family Bathroom
- Landscaped South West Facing Rear Garden

Offers Over

£400,000

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 shingle driveway providing off road parking extending to gated side access to rear garden and feature canopy porch with exterior lighting and wooden front door with obscure glazed inserts leading through to

Entrance Hallway

With feature archway, laminate flooring, ceiling light point, radiator, stairs leading to the first floor accommodation, useful cloaks cupboard housing boiler and doors with glazed inserts leading off to



Lounge to Front

13' 5" into bay x 11' 1" (4.1m x 3.4m) With laminate flooring, picture rail, ceiling light point, double glazed bay window to front elevation with American style shutters and feature fireplace with tiled hearth and wooden surround



Family Breakfast Kitchen to Rear

18' 0" x 12' 5" (5.5m x 3.8m) Being fitted with a range of wooden wall, drawer and base units, complementary stone work surfaces with matching splashbacks, double Belfast style sink with mixer tap, integrated dishwasher, space for cooker set within chimney with extractor over, space for fridge freezer, part quarry tiled and part wooden flooring, radiator, panelling to half-height, ceiling light points, door to pantry with space and plumbing for washing machine, two windows to rear and part glazed stable style door leading out to the South West facing rear garden

Accommodation on the First Floor

Landing

With pull down ladder access to useable loft space with lighting, electric, windows and plasterboarding, ceiling light point, useful over-stairs storage cupboard and doors leading off to



Bedroom One to Rear

12' 5" x 11' 9" (3.8m x 3.6m) With double glazed window to rear elevation, feature radiator, picture rail, ceiling light point and a range of built in wardrobes



Bedroom Two to Front

13' 1" x 11' 1" (4.0m x 3.4m) With double glazed window to front elevation, radiator, picture rail, ceiling light point, wall lighting and original iron fireplace

Bedroom Three to Front

8' 6" x 6' 6" (2.6m x 2.0m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

7' 2" x 6' 6" (2.2m x 2.0m) Being fitted with a three piece white suite comprising panelled bath with feature thermostatic rainfall shower over, additional handheld shower attachment and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to water prone areas, radiator, ceiling light point and non-slip flooring

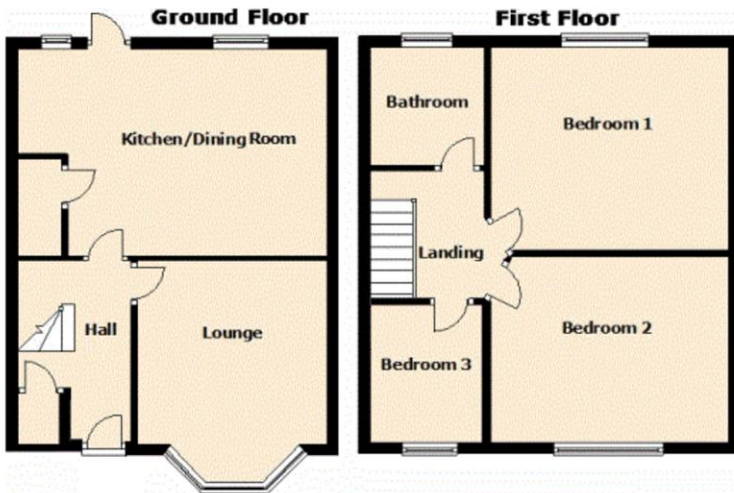


Landscaped South West Facing Rear Garden

Being mainly laid to lawn with paved patio, brick-built BBQ, out-building, shingle pathway, timber shed and a variety of mature trees, shrubs and bushes

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	82	
(21-38)	F		
(1-20)	G		
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