



smarthomes

Longmore Road

Shirley, Solihull, B90 3EG

- An Extended Semi Detached Family Home
- Four Good Size Bedrooms
- Two Reception Rooms
- South West Facing Rear Garden
- No Upward Chain
- Currently Within Tudor Grange Academy Catchment

£420,000

EPC Rating 65

Current 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 shrub fore garden and concrete pressed driveway providing off road parking extending to garage door and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, parquet effect flooring and obscure glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

Reception Room One to Front

13' 8" into bay x 10' 11" (4.17m x 3.33m) With double glazed bay window to front elevation, radiator, ceiling light point, coving to ceiling and tiled fireplace

Reception Room Two to Rear

13' 2" x 10' 11" (4.01m x 3.33m) With double glazed patio doors leading out to the South Westerly facing rear garden, ceiling light point, coving to ceiling, radiator and polished stone fireplace with gas fire

Kitchen to Rear

8' 4" x 8' 5" (2.54m x 2.57m) Being fitted with a range of wall and base units with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker, radiator, ceiling light point, double glazed window to rear and part glazed door leading through to

Extended Utility Room to Rear

10' 0" x 6' 5" (3.05m x 1.96m) Having the potential to enlarge kitchen subject to relevant planning permission with double glazed window and door to rear garden, ceiling strip light, wall mounted Vaillant boiler and door leading into garage

Accommodation on the First Floor

Split Level Landing

With access to loft space, ceiling light point and doors leading off to

Bedroom One to Front

11' 6" x 10' 11" (3.51m x 3.33m) With double glazed window to front elevation, radiator, feature cast fire surround, coving to ceiling and ceiling light point

Bedroom Two to Rear

12' 11" x 10' 11" (3.94m x 3.33m) With double glazed window to rear elevation, radiator and two ceiling light points





Bedroom Three to Rear

8' 5" x 8' 9" (2.57m x 2.67m) With double glazed window to rear elevation, radiator and ceiling light point

Extended Dual Aspect Bedroom Four

13' 10" x 8' 7" (4.22m x 2.62m) With double glazed windows to front and rear elevations, radiator, coving to ceiling and ceiling light point

Family Shower Room

Having a double walk-in shower enclosure with aquapaneling to walls and thermostatic shower, pedestal wash hand basin, obscure double glazed window, complementary tiling to water prone areas, vanity mirror, built-in airing cupboard, radiator and ceiling light point

Separate WC

With low flush WC, ceiling light point and obscure double glazed window to side elevation

Garage

17' 4" x 8' 9" (5.28m x 2.67m) With garage door leading to driveway, two ceiling strip lights and door leading into

Guest WC

With low flush WC and wall light point

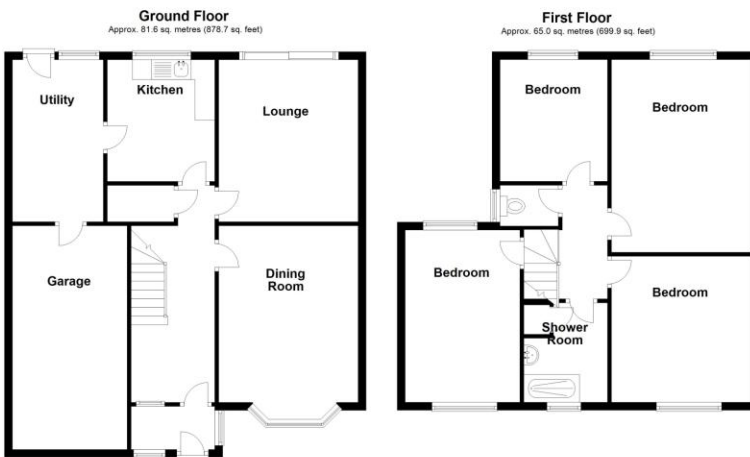
South West Facing Rear Garden

Being mainly laid to lawn with paved patio, well stocked shrub borders, paved pathway, hardstanding for greenhouse, timber potting shed and 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 Nigel Hodges. Current council tax band - D



Total area: approx. 146.7 sq. metres (1578.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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 are advised to recheck the measurements.