



smarthomes

Longmore Road

Shirley, Solihull, B90 3EF

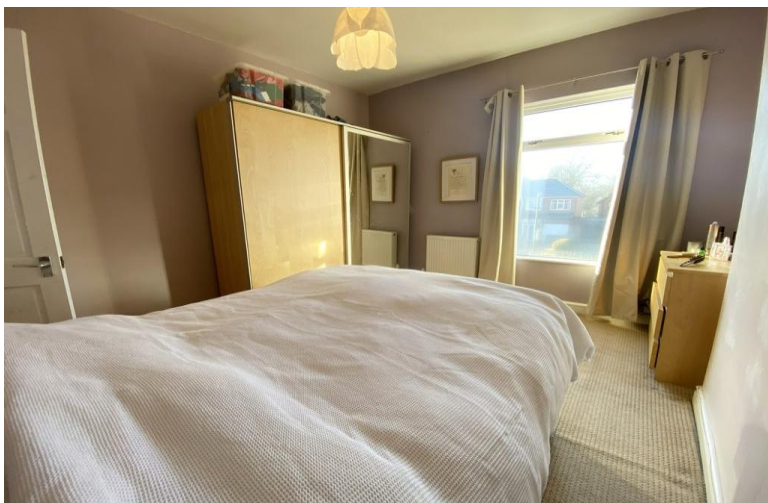
- A Well Presented Period Mid-Terrace Property
- Three Good Size Bedrooms
- Two Reception Rooms
- Extended Fitted Kitchen

£350,000

EPC Rating - 68

Current Council Tax Band - C





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 tarmac driveway providing off road parking with a shared gravelled footpath extending to a composite front door leading into

Reception Room One to Front

12' 6" x 11' 10" (3.81m x 3.61m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, coving to ceiling, feature fireplace with tiled hearth and backdrop and wooden mantle and door to



Reception Room Two to Rear

15' 7" max x 12' 0" (4.75m max x 3.66m) With UPVC double glazed windows to rear, wall mounted radiator, ceiling light point, feature cast iron fire with tiled hearth and wooden mantle, door leading to staircase, under stairs storage cupboard and door to



Extended Fitted Kitchen to Rear

23' 7" x 6' 5" (7.19m x 1.96m) 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 for freestanding Range style cooker with extractor hood over, space and plumbing for washing machine, tiling to splash back areas, vertical radiator, ceiling light points, three double glazed windows to the side aspect, double glazed door to side and double glazed French doors to rear garden

First Floor Landing

With ceiling light point, door leading to stairs rising to second floor and door leading off to



Bedroom One to Front

11' 10" x 11' 9" (3.61m x 3.58m) With double glazed window to front elevation, radiator, over stairs storage cupboard and ceiling light point

Bedroom Two to Rear

9' 3" x 8' 9" (2.82m x 2.67m) With double glazed window to rear elevation, radiator and ceiling light point



Spacious Family Bathroom to Rear

11' 10" x 6' 4" (3.61m x 1.93m) Being fitted with a white suite comprising of a feature freestanding bath, separate corner shower enclosure, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, feature radiator, ceiling light point and an obscure double glazed window to the rear elevation

Second Floor Bedroom Three to Rear

16' 3" x 11' 9" (4.95m x 3.58m) With double glazed window to rear elevation, Velux roof window to front elevation, eaves storage and ceiling spot lights

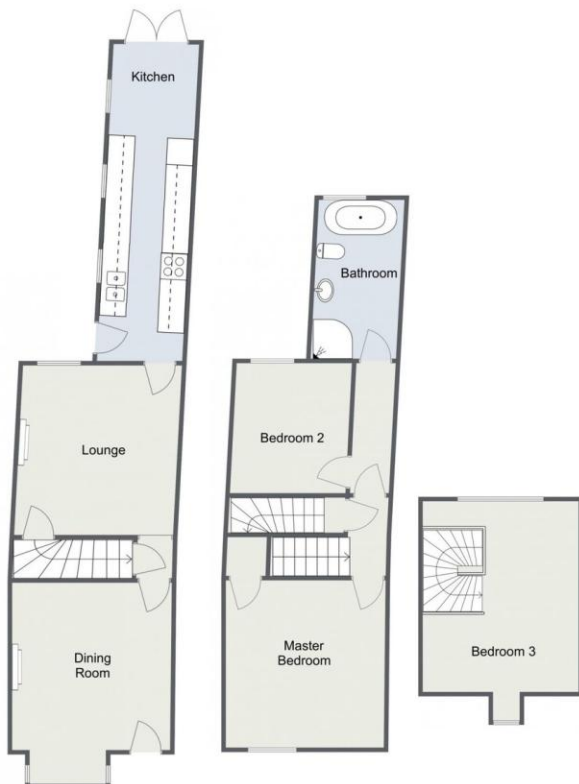


Rear Garden

Being mainly laid to lawn with cobbled and paved patio areas and hedging 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. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.