



smarthomes

## Longmore Road

Shirley, Solihull, B90 3EP

- An Extended Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- No Upward Chain

**£320,000**

EPC Rating - 57

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 paved driveway with low level fencing to side boundaries and a wooden front door opening into

#### **Porch**

Having windows to the front and sides and a further door opening into

#### **Hallway**

Having a ceiling light point, central heating radiator, laminate flooring, understairs cupboard and doors opening to

#### **Lounge to Front**

14' 9" x 10' 11" (4.5m x 3.35m) With a UPVC double glazed bay window to the front, ceiling light point, central heating radiator, picture rail and laminate flooring



#### **Dining Room**

13' 5" x 10' 9" (4.10m x 3.3m) With a ceiling light point, central heating radiator, laminate flooring and double opening doors to

#### **Sun Room**

9' 10" x 5' 10" (3m x 1.8m) Having double glazed windows to the rear and a central heating radiator



#### **Extended Fitted Kitchen to Rear**

10' max x 10' max (3.05m max x 3.05m max) Being fitted with a range of wall and base units with a work surface over incorporating a sink and drainer unit, further incorporating a 4 ring ceramic hob. Inset electric oven, ceiling spot lights, tiling to splash prone areas and flooring, double glazed window and door to the rear garden, door to utility and door to

#### **Guest W.C**

Being fitted with a white low flush W.C, window to rear, tiling to half height and floor and a ceiling light point

#### **Utility Room**

8' x 6' (2.44m x 1.83m) With a ceiling light point, central heating boiler, space and plumbing for washing machine and door opening to workshop



#### **Landing**

With a UPVC double glazed window to the side, loft access, ceiling light point and doors off to

#### **Bedroom One to Front**

12' 9" x 10' 5" (3.9m x 3.2m) With a UPVC double glazed window to the front, ceiling light point, central heating radiator and built in wardrobes



### Bedroom Two to Rear

12' 5" x 9' 2" (3.8m x 2.8m) With a UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in cupboard

### Bedroom Three to Rear

8' x 7' (2.44m x 2.13m) With a UPVC double glazed window to the rear, ceiling light point and central heating radiator

### Family Bathroom to Side

Being fitted with a white suite comprising of a panelled bath with electric shower over and glass screen, vanity wash hand basin and low level W.C. UPVC double glazed window to the side, ceiling light point, central heating radiator and tiling to splash prone areas

### Extensive Rear Garden

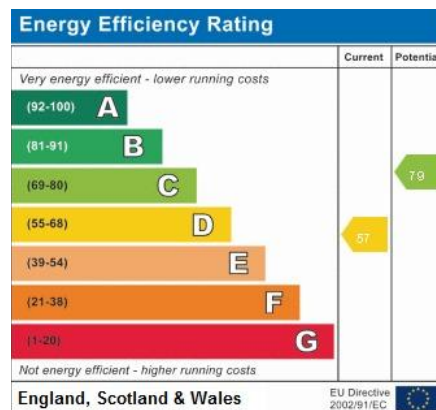
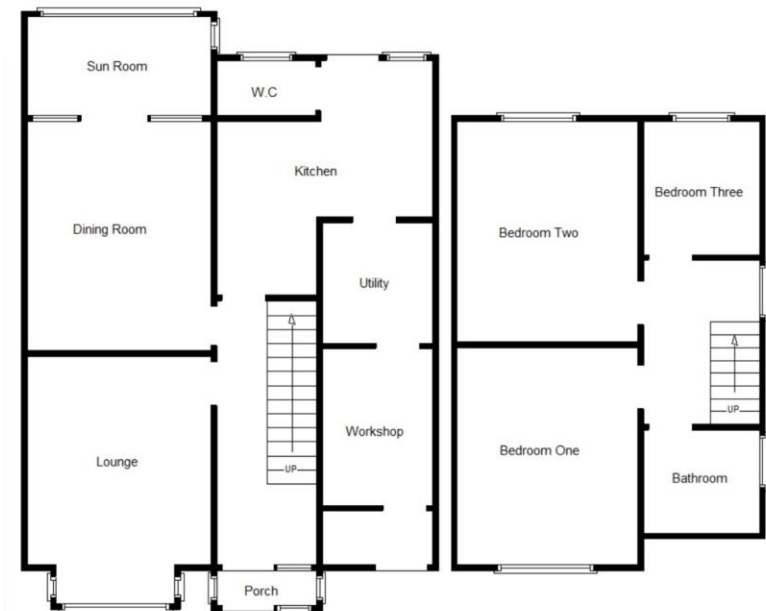
Being mainly laid to lawn with a paved patio area, fencing to boundaries and garden shed

### Workshop

8' 10" x 5' 10" (2.7m x 1.8m) With a wall light point, recess with door opening to the front driveway and courtesy door to utility room

### 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



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