



smarthomes

Longmore Road

Shirley, Solihull, B90 3EF

- A Well Presented Victorian Property
- Two Double Bedrooms
- Two Reception Rooms
- Contemporary Family Bathroom
- No Upward Chain
- Currently Within Tudor Grange Academy Catchment

Offers In Region Of £300,000

EPC Rating TBC

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 frontage extending to gated shared access to side and UPVC obscure double glazed front door leading through to

Reception Room One to Front

13' 9" into bay x 11' 9" (4.2m x 3.6m) With double glazed bay window to front elevation, wall lighting, radiator, feature fireplace with tiled inlay and wooden surround, useful under-stairs storage cupboard and door leading through to



Reception Room Two to Rear

12' 1" x 11' 9" (3.7m x 3.6m) With double glazed window to rear elevation, ceiling light point, radiator, door to staircase to first floor accommodation, fireplace with tiled hearth, wooden surround and gas supply, coving to ceiling and door leading through to

Kitchen to Rear

16' 0" x 6' 2" (4.9m x 1.9m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor canopy over, inset eye-level oven and grill, space and plumbing for washing machine, space for fridge freezer, wall mounted Worcester Bosch boiler, radiator, ceiling light points, coving to ceiling, laminate flooring, double glazed window and wooden door with obscure glazed inserts leading out to the rear garden



Accommodation on the First Floor

Landing

With ceiling light point and doors leading off to

Bedroom One to Front

12' 5" x 11' 9" (3.8m x 3.6m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling and useful storage cupboard with loft access



Bedroom Two to Rear

12' 5" x 8' 6" (3.8m x 2.6m) With double glazed window to rear elevation, radiator and ceiling light point



Contemporary Family Bathroom to Rear

11' 1" x 6' 2" (3.4m x 1.9m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic rainfall shower, additional handheld shower attachment and glazed screen, low flush WC and vanity wash hand basin, obscure double glazed window to rear, attractive tiling to water prone areas, decorative flooring, radiator, shaver socket, wall lighting and two ceiling light points

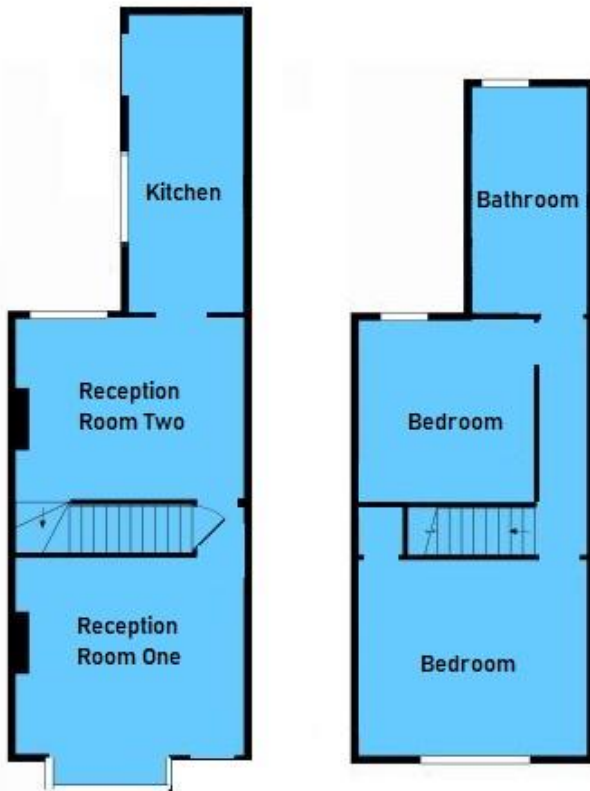
Generous Rear Garden

With concrete hardstanding, stone chipping terrace area, lawned area, fencing and hedging to boundaries, gated access to shared side access, two useful out-buildings, security lighting and a variety of mature 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 Nigel Hodges. Current council tax band – C.



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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 are 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.