



smarthomes



- A Substantially Extended Semi-Detached and Modernised Property
- Requiring Some Completion Works to Create a Stunning Home
- Five Good Size Bedrooms
- Superb Brick Built Annex

Longmore Road, Shirley, Solihull, B90 3DZ

Offers Over 535,000

A substantially extended and modernised semi-detached property that is presented to an exceptional standard however requires some completion works to create a stunning home. Offering spacious accommodation comprising two large reception rooms, home office, open plan kitchen facility, additional fitted kitchen/utility room, luxury ground floor shower room, five good size bedrooms, two en-suite facilities, bathroom facility, driveway parking, rear garden and superb brick built annex. Current Council Tax Band – D. EPC Rating - 69



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 providing off road parking extending to a double glazed door with matching side windows leading into





Entrance Hallway

With tiled flooring with under floor heating, LED ceiling spot lights, stairs leading to the first floor accommodation with glass balustrade and glazed door leading off to



Reception Room One to Front

18' 1" x 10' 10" (5.51m x 3.3m) With UPVC double glazed bay window to front elevation, under floor heating, hard wiring for wall mounted TV and LED ceiling lighting

Reception Room Two to Rear

19' 10" x 10' 1" (6.05m x 3.07m) With powder coated double glazed bi-fold doors leading to rear, roof lantern, under floor heating, LED ceiling lighting, hardwiring for wall mounted TV, feature inset fire, display shelving and opening to



Open Plan Kitchen Facility to Rear

19' 6" x 15' (5.94m x 4.57m) Being hard plumbing for kitchen to be installed and with tiled flooring with under floor heating, LED ceiling spot lights, two feature ceiling light points, powder coated double glazed bi-fold doors leading to rear and door to

Second Kitchen/Utility Room to Side

9' 7" x 4' 9" (2.92m x 1.45m) Being fitted with a range of wall and base with a work surface over incorporating a ceramic sink and drainer unit with mixer tap over, further incorporating a 5 ring gas on glass. Integrated oven, LED ceiling spot lights and a UPVC double glazed window to the side aspect

Home Office to Front

12' 9" x 7' 5" (3.89m x 2.26m) With a UPVC double glazed bay window to front elevation, under floor heating and LED ceiling light point

Luxury Ground Floor Shower Room

Being fitted with a luxury white suite comprising of a walk in shower with feature glazed screen and low profile tray, feature vanity wash hand basin and a low flush W.C. Illuminated vanity mirror, feature heated towel rail, tiling to full height and floor with under floor heating, ceiling spot lights and an obscure double glazed window to the side elevation

First Floor Landing

With LED ceiling spot lights, UPVC double glazed window to front, schoolhouse style radiator, storage cupboard, stairs rising to second floor with glass balustrade and doors leading off to

Bedroom Two to Rear

14' 6" x 11' 11" (4.42m x 3.63m) With UPVC double glazed window to rear elevation, schoolhouse style radiator, LED ceiling lighting, hard wiring for wall mounted TV and door to

En-Suite Shower Room Facility

7' 11" x 3' 3" (2.41m x 0.99m) Being hard plumber for suite with a fitted shower tray, overhead monsoon soaker, obscure UPVC double glazed window to side, LED ceiling spot lights and heated towel rail

Bedroom Three to Front

14' 8" x 10' 11" (4.47m x 3.33m) With a UPVC double glazed bay window to front elevation, schoolhouse style radiator, hard wiring for wall mounted TV and LED ceiling lighting

Bedroom Four to Rear

15' 3" x 10' 11" (4.65m x 3.33m) With a UPVC double glazed bay window to rear elevation, schoolhouse style radiator and LED ceiling lighting

Bedroom Five to Front

13' 9" x 7' 4" (4.19m x 2.24m) With a UPVC double glazed bay window to front elevation, schoolhouse style radiator and LED ceiling lighting

Bathroom Facility

8' 4" x 7' 11" (2.54m x 2.41m) Being hard plumbed for bathroom suite with a heated towel rail and obscure UPVC double glazed window

Second Floor Landing

With LED ceiling spot lights, access to storage space and door to

Dual Aspect Master Bedroom

19' 9" x 14' 1" (6.02m x 4.29m) With a UPVC double glazed window to rear elevation, two Velux roof windows to front elevation, schoolhouse style radiator, LED ceiling spot lights and door to

En-Suite Shower Room Facility

8' 11" x 3' 5" (2.72m x 1.04m) Being hard plumbed for suite with a fitted low profile slate effect shower tray, wall mounted electric shower, obscure UPVC double glazed window to rear, LED ceiling spot lights and contemporary wall mounted radiator

Rear Garden

With feature brick retaining walls with feather boarding, gated side access and access to

Superb Brick Built Annex

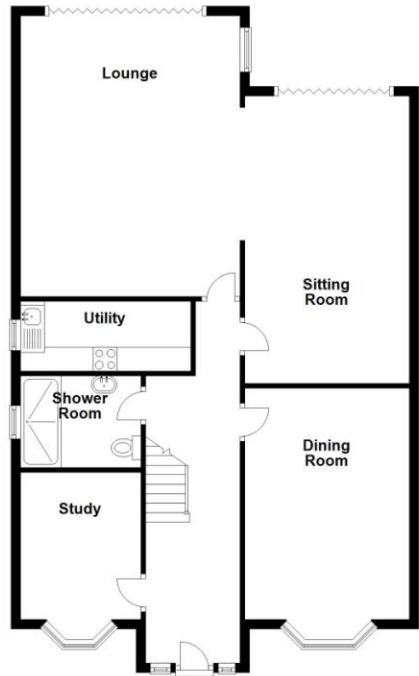
19' 2" x 12' 2" (5.84m x 3.71m) With double glazed bi-fold doors, full height double glazed windows, hard wiring for wall mounted TV, tiled flooring, LED ceiling spot lights and door to storage room

Tenure

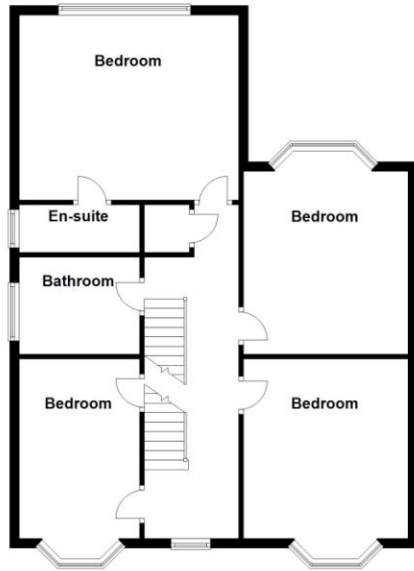
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D



Ground Floor
Approx. 100.2 sq. metres (1078.6 sq. feet)



First Floor
Approx. 79.2 sq. metres (852.0 sq. feet)



Second Floor
Approx. 44.9 sq. metres (483.3 sq. feet)



Total area: approx. 224.3 sq. metres (2413.9 sq. feet)



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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 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.