



smarthomes

## Longmore Road

Shirley, Solihull, B90 3ER

- An Extended Detached Family Home
- Four Good Size Bedrooms
- Two Reception Rooms & Dining Kitchen
- Family Bathroom & Ground Floor Shower Room
- Generous Plot Of Nearly A Quarter Of An Acre

**£575,000**

EPC Rating 63

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 hedgerow screening with tarmac driveway providing off road parking extending to side with double gated access to rear garden and further off road parking. A UPVC double glazed door gives access to





#### Enclosed Porch

With double glazed windows, tiled flooring, lighting and wooden door with obscure glazed inserts leading through to

#### Entrance Hallway

With ceiling light point, radiator, tiled flooring, obscure windows to front, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and door through to

#### Sitting Room

11' 9" x 10' 9" (3.6m x 3.3m) With two obscure windows to side, coving to ceiling, ceiling light point, dado rail, brick fireplace with oak mantle, door to inner hallway and door leading through to



#### Dual Aspect Lounge

22' 7" x 11' 9" (6.9m x 3.6m) With double glazed bay window to front elevation, double glazed patio doors leading out to the rear garden, two radiators, wall lighting, feature beams to ceiling and walls and gas fireplace with marble hearth and decorative surround

#### Inner Hallway

With ceiling light point, dado rail, opening through to dining kitchen, door to cloaks cupboard housing Worcester Bosch boiler and further door leading into

#### Ground Floor Shower Room

5' 6" x 4' 7" (1.7m x 1.4m) Being fitted with a three piece white suite comprising of; shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin with obscure double glazed window to side, tiling to walls and floor, radiator and ceiling light point



#### Extended Dining Kitchen to Rear

16' 8" x 11' 5" (5.1m x 3.5m) Being fitted with a range of wall, drawer and base units incorporating display shelving with complementary laminate work surfaces, sink and drainer unit, tiling to splashback areas, four ring gas hob with extractor over, inset eye-level oven and grill, space and plumbing for washing machine, tumble dryer and dishwasher, space for fridge and freezer, under-cupboard lighting, radiator, spot lights to ceiling, coving to ceiling, double glazed windows to both sides and rear elevations and UPVC double glazed door leading out to the rear garden



#### Accommodation on the First Floor

##### Landing

With double glazed window to front elevation, two ceiling light points, loft access and doors leading off to

##### Bedroom One to Rear

16' 8" x 11' 5" (5.1m x 3.5m) With double glazed window to rear elevation, radiator, dado rail, coving to ceiling, ceiling light point and a range of fitted furniture





**Bedroom Two to Front**

12' 0" x 10' 2" (3.68m x 3.1m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point

**Bedroom Three**

12' 0" x 8' 2" (3.68m x 2.5m) With double glazed window to side elevation, radiator and ceiling light point

**Bedroom Four to Rear**

11' 9" x 7' 2" (3.6m x 2.2m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

**Family Bathroom**

8' 10" x 4' 11" (2.7m x 1.5m) Being fitted with a three piece white suite comprising; panelled bath with centralised mixer tap and shower attachment, low flush WC and vanity wash hand basin with storage below, obscure double glazed window to side, tiling to water prone areas, tiled flooring, ladder style radiator, coving to ceiling and ceiling light point



**Large Rear Garden**

Being approximately 300ft in length and mainly laid to lawn with paved patio, blue slate chipping terrace with water feature, hedging to boundaries, a variety of mature trees, shrubs and bushes, children's Summer house, aluminium shed and secluded patio to rear

**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 - D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.