



smarthomes

Longmore Road

Shirley, Solihull, B90 3EF

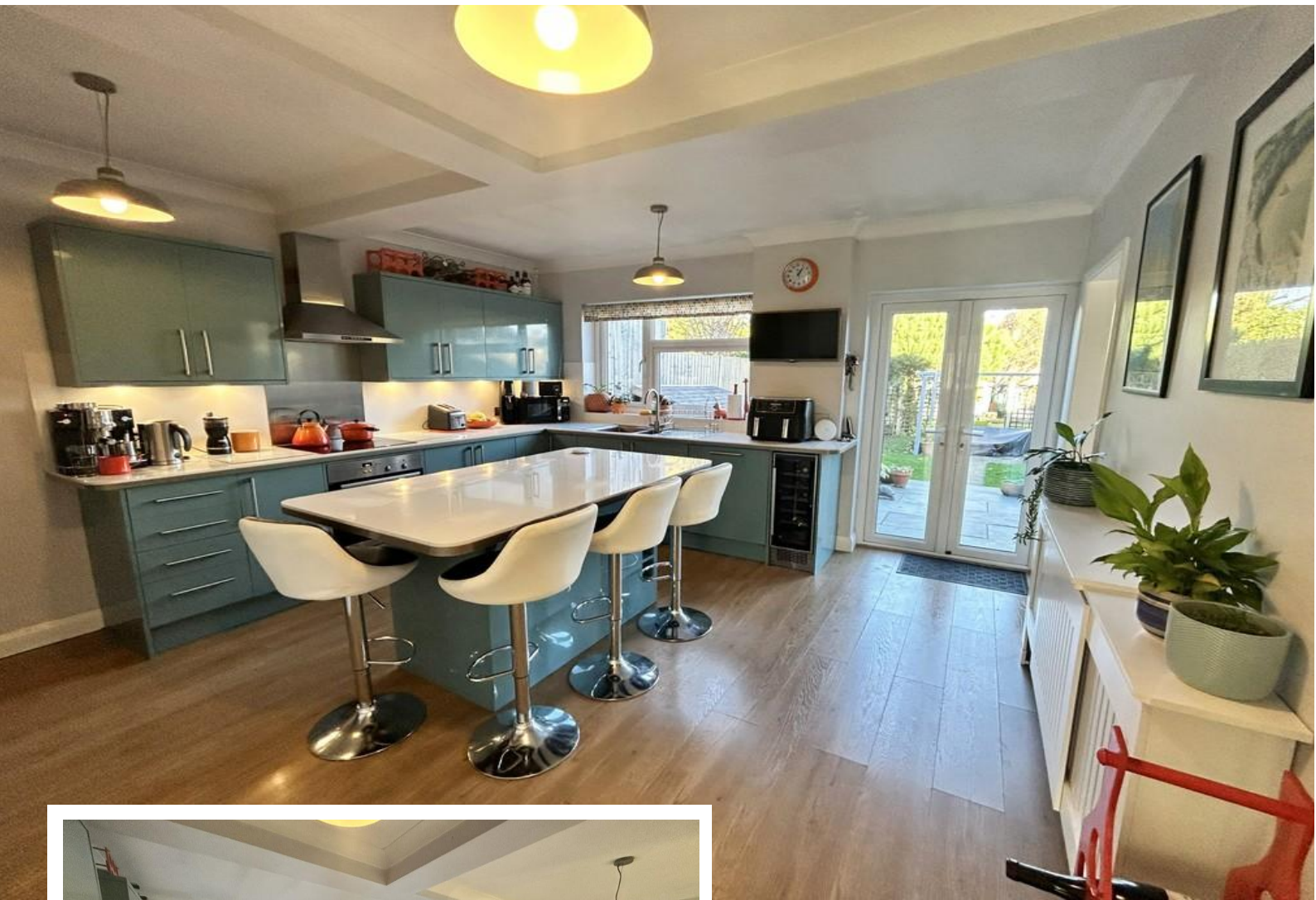
- A Very Well Presented & Extended Semi-Detached Family Home
- Three Bedrooms
- Two Spacious Reception Rooms
- Extended & Re-Fitted Breakfast Kitchen

£425,000

EPC Rating - TBC

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 a block edged tarmac driveway providing off road parking with a planted shrub border to side and an open porch with double power socket and a composite double glazed door leading into



Entrance Hallway

With wood effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

Reception Room One to Front

13' 11" max x 12' 1" max (4.24m max x 3.68m max) With UPVC double glazed bay window to front elevation with fitted window seat and storage, further fitted storage cupboards and shelving, wall mounted radiator, ceiling light point, a feature oak fire surround with marble hearth and living flame gas fire and double doors leading into

Extended Reception Room Two to Rear

19' 1" x 11' 5" (5.82m x 3.48m) With double glazed sliding patio doors leading to rear garden, wall mounted radiator, wall and ceiling light points, a feature recessed log burner with slate hearth and opening into

Extended & Re-Fitted Breakfast Kitchen to Rear

15' 1" x 13' 7" (4.6m x 4.14m) Being re-fitted with a range of wall, base and drawer units with a feature work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor hood over and Neff oven below. Central island with breakfast bar, space and plumbing for dishwasher, wine cooler and fridge/freezer, tiling to splash back areas, wood effect flooring, radiator, ceiling light points, a UPVC double glazed window to the rear aspect, UPVC double glazed French doors to rear garden and door to



Utility

With a fitted work surface, space and plumbing for washing machine and further appliances, wood effect flooring and ceiling light point

Guest W.C

Being fitted with a white suite comprising a low flush W.C and pedestal wash hand basin. Tiling to splash back areas, wood effect flooring and ceiling light point



Landing

With ceiling light point, obscure double glazed window to side, access to useable loft space and doors leading off to

Bedroom One to Front

13' 10" x 11' max (4.22m x 3.35m max) With double glazed bay window to front elevation, radiator, ceiling light point and two sets of fitted wardrobes

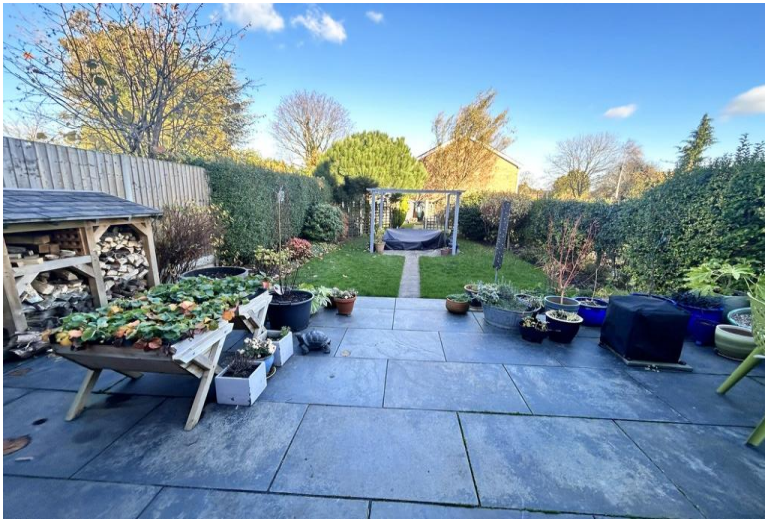
Bedroom Two to Rear

11' 6" x 11' 5" (3.51m x 3.48m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

8' 6" x 7' 4" (2.59m x 2.24m) With double glazed window to front elevation, fitted double wardrobe, radiator and ceiling light point





Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled corner bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Schoolhouse style radiator, tiling to splash prone areas, wood effect flooring, ceiling light point and an obscure double glazed window to the rear elevation

Useable Loft Space

Being accessed via a metal folding ladder and being boarded and carpeted with lighting and power and two Velux roof windows

Pleasant Rear Garden

Being mainly laid to lawn with paved patio areas, hedging and panelled fencing to boundaries and external lighting

Side Garage Store

With side hung doors to property frontage and a double power socket

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

