



smarthomes

Longmore Road

Shirley, Solihull, B90 3DY

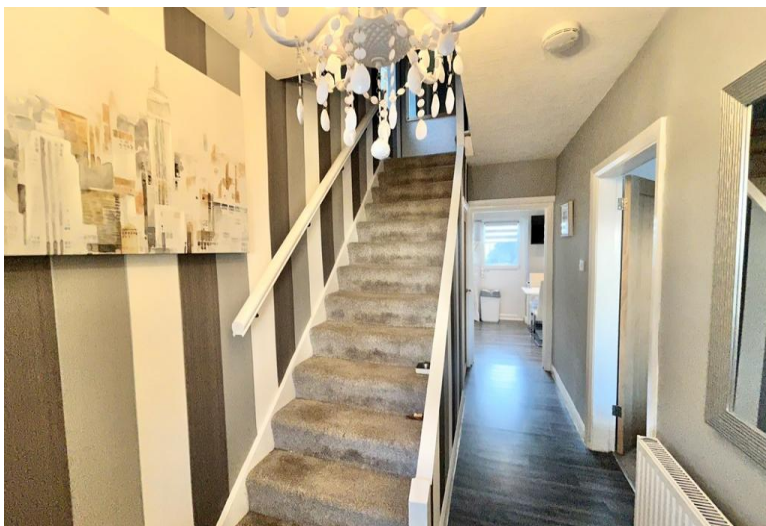
- A Well Presented Three Bedroom End Terrace Property
- Currently Within Tudor Grange Academy Catchment
- Modern Breakfast Kitchen
- South Facing Rear Garden

£350,000

EPC Rating D

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 block paved driveway providing generous off road parking extending to up and over garage door and UPVC double glazed sliding door leading into

Enclosed Porch

With double glazed windows and composite door leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, wood effect flooring and doors leading off to



Lounge to Front

14' 6" x 10' 11" (4.42m x 3.33m) With double glazed bay window to front elevation, radiator and ceiling light point

Modern Breakfast Kitchen to Rear

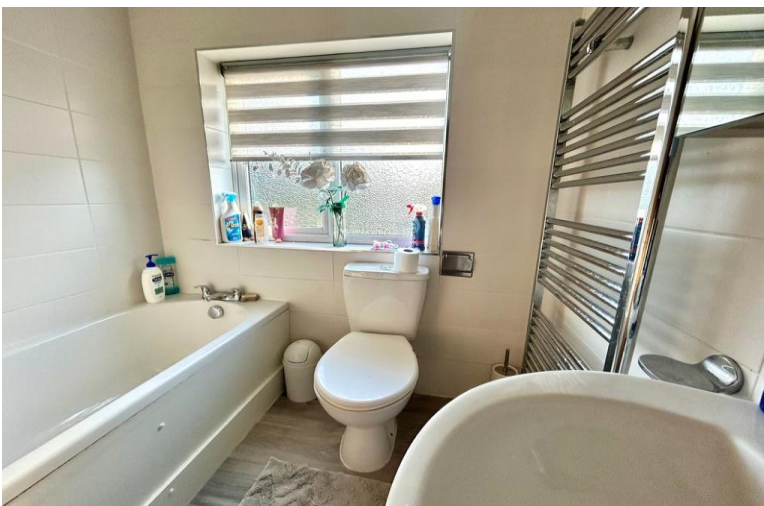
16' 9" x 9' 9" (5.11m x 2.97m) Being fitted with a range of handle-less, high gloss wall, drawer and base units with complementary work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset eye-level double Lamona oven, space and plumbing for washing machine, tumble dryer and dishwasher, space for fridge freezer, cupboard housing boiler, radiator, spot lights to ceiling, wood effect flooring, double glazed windows to rear and double glazed doors leading out to the South facing rear garden



Accommodation on the First Floor

Landing

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



Bedroom One to Front

8' 10" x 11' 4" (2.69m x 3.45m) With double glazed window to front elevation, radiator, access to loft space and ceiling light point

Bedroom Two to Rear

10' 1" x 10' 4" (3.07m x 3.15m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes



Bedroom Three to Front

7' 9" x 5' 9" (2.36m x 1.75m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath with shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to walls, wood effect flooring, obscure double glazed window to rear, ladder style radiator and ceiling light points



South Facing Rear Garden

Being mainly laid to lawn with paved patio, timber shed, door to garage and fencing to boundaries

Garage

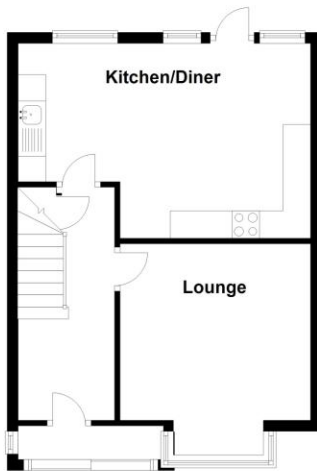
12' 5" x 11' 0" max (3.78m x 3.35m) Having superb potential for conversion or extension subject to planning permission with up and over garage door to driveway, door to rear garden and window to rear

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 Nigel Hodges. Current council tax band - C

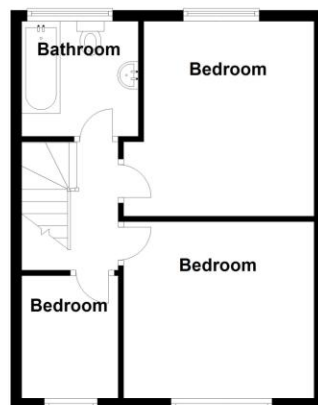
Ground Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



Total area: approx. 75.5 sq. metres (812.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.