



smarthomes

## Longmore Road

Shirley, Solihull, B90 3DY

- A Well Presented Mid-Terrace Family Home
- Three Bedrooms
- Open Plan Lounge & Breakfast Kitchen
- Southerly Facing Rear Garden

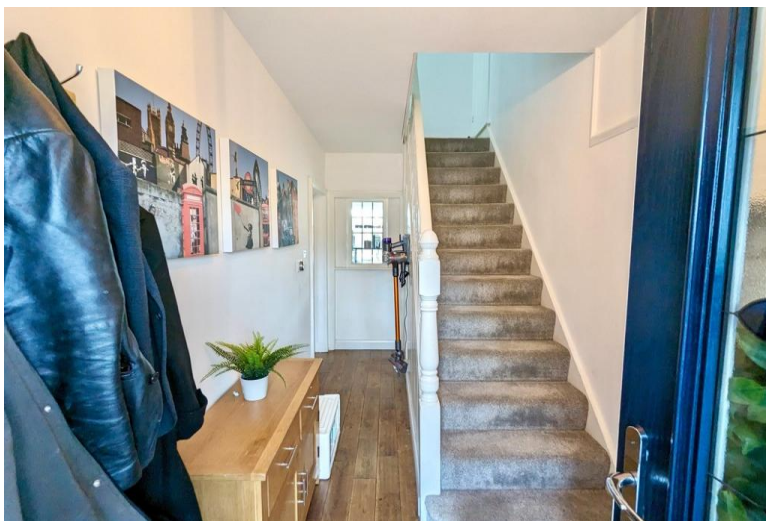
**£325,000**

EPC Rating 59

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 shrub fore-garden and block paved driveway providing off road parking extending to UPVC double glazed door leading into

#### **Enclosed Porch**

With double glazed windows and door leading through to

#### **Entrance Hallway**

With ceiling light point, oak flooring, stairs leading to the first floor accommodation and door leading through to



#### **Lounge Area to Front**

21' 9" x 10' 11" (6.63m x 3.33m) With double glazed bay window to front elevation, feature radiator, cast iron fire surround with gas fire, slate hearth and wooden surround, ceiling light point and oak flooring extending through to the breakfast area having double glazed sliding patio doors leading out to the Southerly facing rear garden, feature radiator, space for American style fridge freezer, ceiling light point and being open plan to

#### **Kitchen to Rear**

7' 7" x 16' 7" (2.31m x 5.05m) Being fitted with a range of wall, drawer and base units with complementary wooden work surfaces, Belfast sink with mixer tap, tiling to splashback areas, four ring hob with extractor over, inset electric oven, space and plumbing for washing machine and dishwasher, ceiling light point and double glazed window to rear elevation



#### **Guest WC**

With low flush WC, corner wash hand basin with tiling to splashback, oak flooring, double glazed window to side and ceiling light point

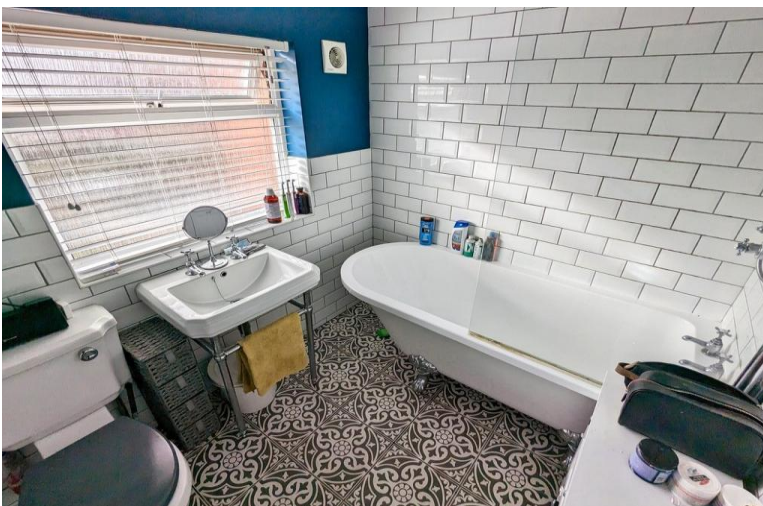
#### **Accommodation on the First Floor**

#### **Landing**

With useful storage cupboard providing staircase access to loft space, ceiling light point and doors leading to

#### **Bedroom One to Front**

10' 8" x 11' 0" (3.25m x 3.35m) With double glazed window to front elevation, radiator, picture rail and ceiling light point







### Bedroom Two to Rear

11' 0" x 11' 0" (3.35m x 3.35m) With double glazed window to rear elevation, radiator, picture rail and ceiling light point

### Bedroom Three to Front

7' 7" x 7' 2" (2.31m x 2.18m) With double glazed window to front elevation, radiator, picture rail and ceiling light point

### Family Bathroom to Rear

7' 2" x 6' 2" (2.18m x 1.88m) Being fitted with a three piece white suite comprising; roll top style bath with thermostatic shower over and glazed screen, low flush WC and feature wash hand basin, with Metro style tiling to water prone areas, decorative tiled flooring, obscure double glazed window to rear, ladder style radiator and ceiling light point



### Southerly Facing Rear Garden

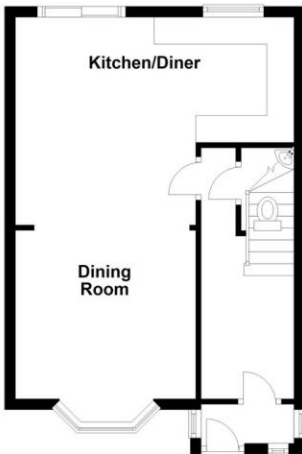
Being mainly laid to lawn with decked patio, fencing to boundaries, paved terrace to rear, timber clad storage with electricity supply and gated access to rear service road

### 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

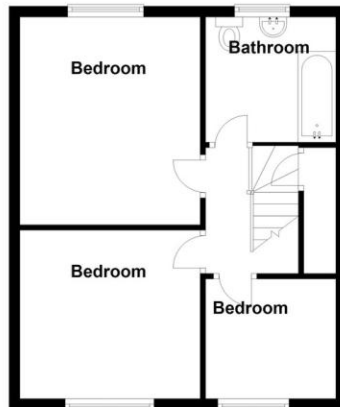
#### Ground Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



#### First Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



Total area: approx. 79.3 sq. metres (853.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Salihull  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

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.