



Longmore Road, Shirley

Guide Price £325,000





PROPERTY OVERVIEW

Situated in a sought-after location, this impressive three-bedroom semi-detached property is now available for purchase, with the added benefit of NO UPWARD CHAIN. Steeped in history and offering a rare opportunity for buyers seeking a residence with character and charm.

Upon entering the property, you are greeted by a welcoming entrance hallway that leads to the front living room, boasting a warm and inviting atmosphere—an ideal space for relaxation. The spacious dining room with pantry provides a seamless connection to the fitted kitchen, creating a functional layout perfect for hosting gatherings or daily living.

The first floor of the property features three generously sized bedrooms, each offering ample space and natural light. These bedrooms are served by a well-appointed family bathroom and a separate toilet for added convenience. With potential for extension, subject to necessary planning permissions, this property offers a versatile layout that can be customised to suit various needs and preferences.



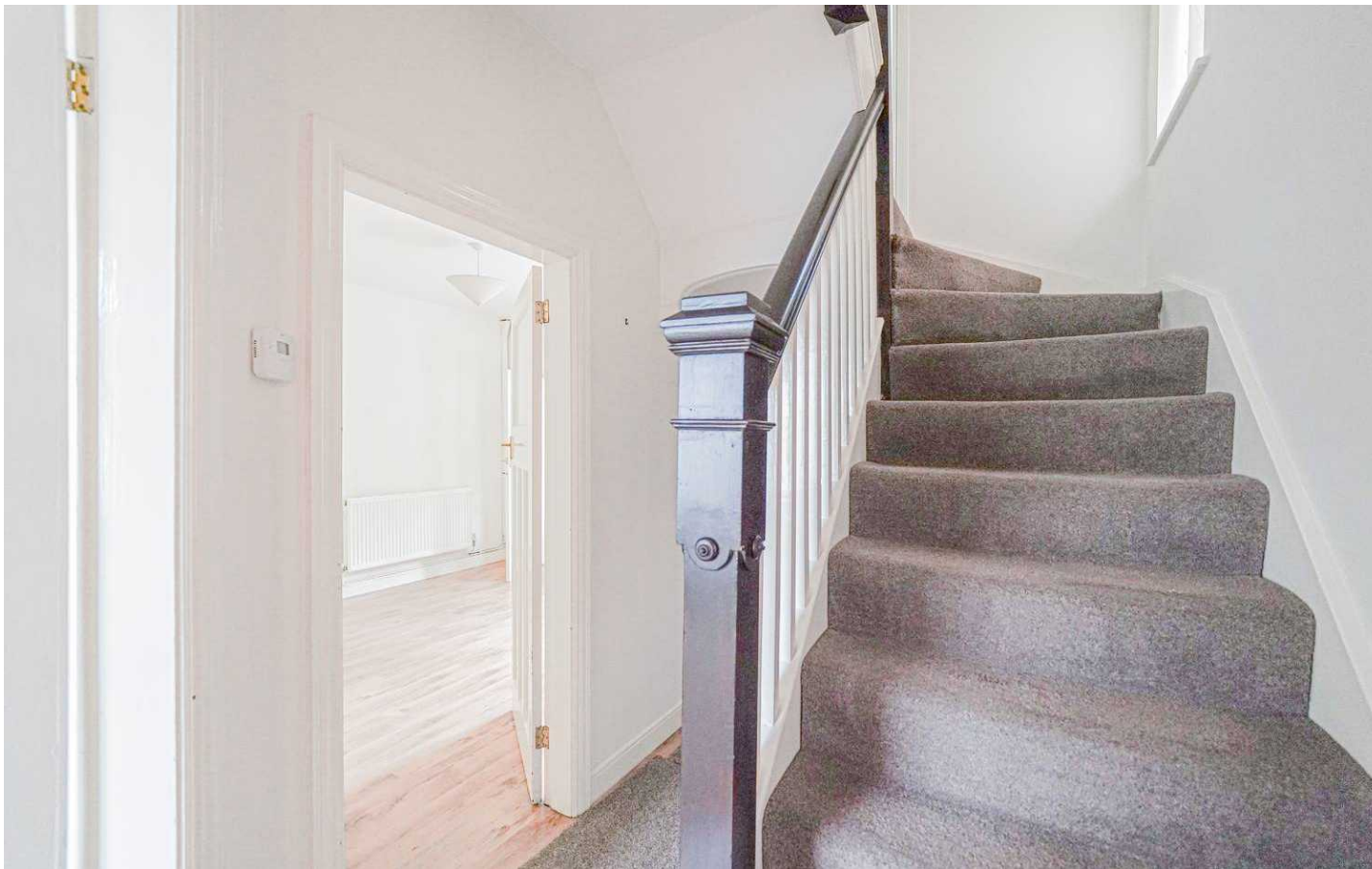


Set behind a driveway that provides off-road parking, this residence offers practicality and ease of access for residents and visitors alike. The property's location is also a standout feature, as it is conveniently located within walking distance to local amenities, making daily errands and leisure activities easily accessible.

For first-time buyers looking to establish themselves in a welcoming community or investors seeking a property with potential, this home presents a unique opportunity. The large rear garden, primarily laid with lawn, offers a private outdoor space perfect for relaxing, entertaining, or enjoying the fresh air.

In summary, this three-bedroom semi-detached property combines historical charm, modern convenience, and future potential—making it an appealing prospect for discerning buyers. Don't miss your chance to own a piece of history and create new memories in this well-loved home. Arrange a viewing today to experience all that this property has to offer.



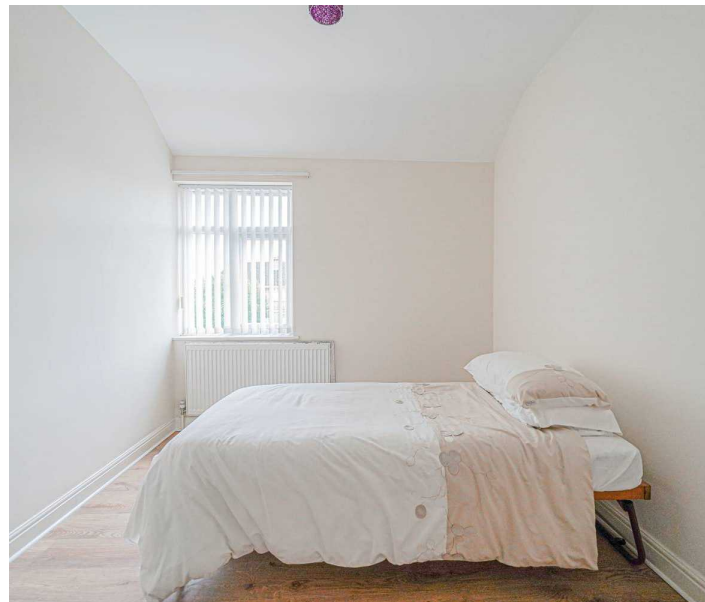


PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: C

Tenure: Freehold





- Three Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Scope To Extend Subject To Planning Permission
- Full Of Character & Charm
- Two Reception Rooms & Fitted Kitchen
- Three Generously Sized Bedrooms
- Family Bathroom
- Lawn Rear Garden & Driveway To Front Providing Parking
- Gas Central Heating & Double Glazing

HALL

LIVING ROOM

17' 5" x 12' 2" (5.30m x 3.70m)

DINING ROOM

12' 2" x 11' 2" (3.70m x 3.40m)

PANTRY

KITCHEN

11' 10" x 6' 11" (3.60m x 2.10m)

FIRST FLOOR

BEDROOM ONE

12' 1" x 11' 2" (3.68m x 3.40m)

BEDROOM TWO

12' 0" x 9' 0" (3.65m x 2.75m)

BEDROOM THREE

8' 10" x 8' 0" (2.70m x 2.45m)

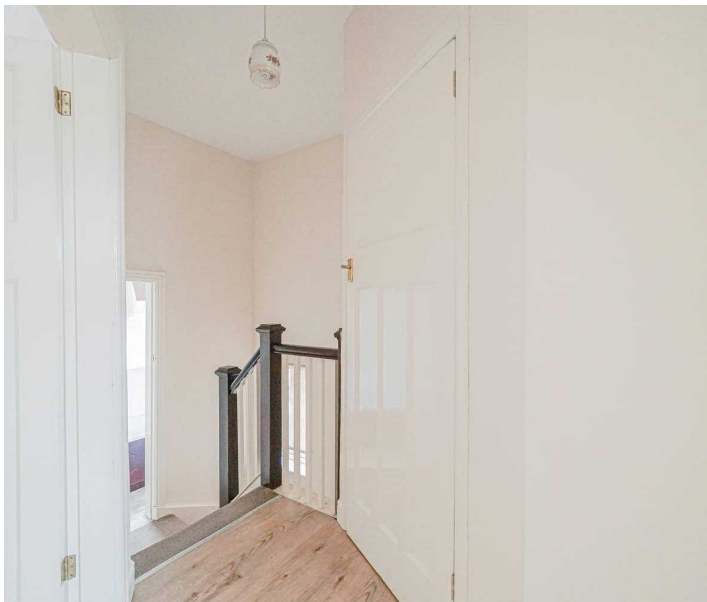
BATHROOM

5' 11" x 3' 11" (1.80m x 1.20m)

SEPARATE WC

TOTAL SQUARE FOOTAGE

Total floor area: 85 sq.m. = 915 sq.ft. approx.





OUTSIDE THE PROPERTY

LARGE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Oven and hob, all carpets and curtains, garden shed.

ADDITIONAL INFORMATION

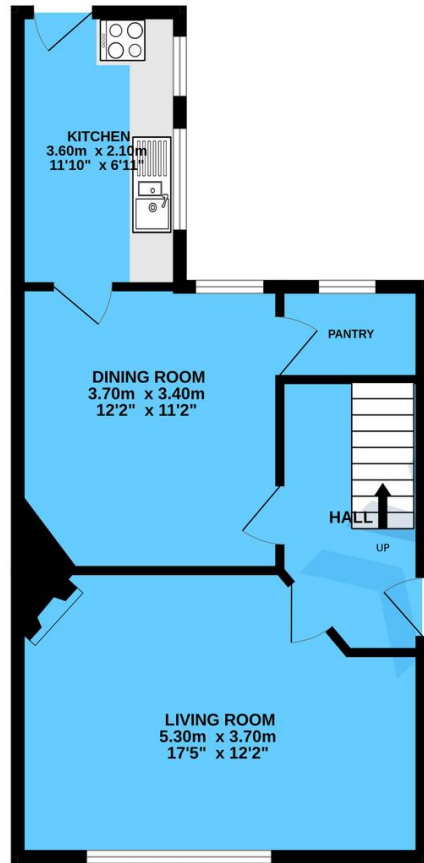
Services - Mains gas, electricity and water on a meter.

MONEY LAUNDERING REGULATIONS

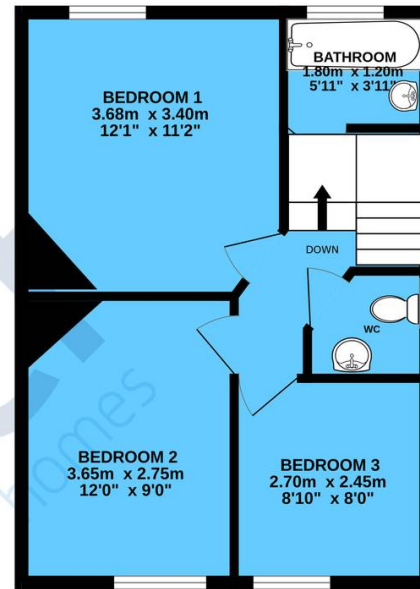
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 85.0 sq.m. (915 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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