



smarthomes

Longmore Road

Shirley, Solihull, B90 3EE

- A Three Storey Period Property
- Three Bedrooms & Two Reception Rooms
- Currently Within Tudor Grange School Catchment
- Off Road Parking

£284,950

EPC Rating 'TBC'





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping the new Park Gate development is 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 super stores like Waitrose, Asda, Sainsburys, Morrisons 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 Lighthall Secondary School, Tudor Grange Academy, Our Lady of the Wayside Catholic School, St James' School and Blossomfield Primary School to name but a few and commuters are particularly well serviced with regular bus and train links to these destinations.

The property is set back from the road behind a block paved driveway with step leading up to composite front door with obscure double glazed diamond insert.



Reception Room One

15' 1" x 11' 9" (4.6m x 3.6m) A well decorated room with real wood flooring, double panelled central heating radiator, ceiling light, downward spotlight, brick open fireplace with marble hearth and wood burning stove, UPVC double glazed window to the front, electric power points, TV aerial point and under-stairs storage cupboard. Two French louvred doors leading through to

Reception Room Two

11' 9" x 11' 9" (3.6m x 3.6m) Having double opening UPVC double glazed patio doors with Georgian style bars leading to the rear of the property, real wooden flooring, double panelled central heating radiator, feature fireplace with gas living flame fire with feature tiled surround, slate hearth and wooden surround. Corniced coving to the ceiling, ceiling light, electric power points and door leading through to



Kitchen

7' 10" x 6' 10" (2.4m x 2.1m) Having a range of cream fronted wall, drawer and base units with a roll-top laminate work surface over incorporating a one and a half stainless steel sink and drainer unit with mixer tap over, four ring Bosch gas hob with electric oven beneath and stainless steel Bosch extractor over. There is a UPVC double glazed window to the side elevation, complementary tiling to all splash-back areas, laminate flooring, a ceiling light and an opening leading through to



Utility Area

6' 2" x 4' 11" (1.9m x 1.5m) Having a double glazed hardwood window to the side elevation with a wooden door, laminate flooring, wall mounted central heating boiler system, space for a fridge freezer and plumbing for a dishwasher. Further door leading to

Downstairs Shower Room

4' 11" x 5' 10" (1.5m x 1.8m) With obscure hardwood glazed window to the side elevation, laminate flooring, shower cubicle (which is currently used as a washing machine), low level flush toilet, wash hand basin enclosed in a vanity unit, chrome ladder style central heating radiator, ceiling light and tiling to splash back areas.



First Floor Landing

With doors radiating off to two bedrooms and a further staircase leading off to the second floor.

Bedroom Two

12' 1" x 11' 9" (3.7m x 3.6m) Having a UPVC double glazed window to the rear elevation, double panelled wall mounted central heating radiator, ceiling light and electric power points.



Bedroom Three

11' 9" x 11' 9" (3.6m x 3.6m) Having a UPVC double glazed window to the front, double panelled wall mounted central heating radiator, ceiling light, electric power points and useful under-stairs storage cupboards.

Accommodation on the Second Floor

Master Bedroom

12' 5" (Max) x 11' 9" (with restricted head height) (3.8m x 3.6m) Having a UPVC double glazed window to the front elevation, double panelled wall mounted central heating radiator, ceiling light, electric power points and a door leading through to

En Suite Bathroom

11' 9" (Max) x 7' 2" (with restricted head height) (3.6m x 2.2m) Fitted with a three piece suite comprising panelled bath with Triton electric shower over and glass shower screen, pedestal wash hand basin with mixer tap over and low level flush toilet. Velux window to the ceiling, wall mounted radiator, useful airing cupboard, ceiling light, tiling to the floor and splash back areas.



Garden

The rear garden has a paved terraced patio area ideal for entertaining and a side gate access to the neighbouring property to allow access for bins. The garden is majority laid to lawn with a variety of mature shrubs and trees, with fencing to the boundaries and a timber framed shed to the rear.

There is a gated service road at the property to the side allowing access for multiple vehicle parking.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges