

Longmore Road, Shirley Solihull B90 3EG



welcome to

Longmore Road, Shirley Solihull

** UNIQUE FAMILY HOME ** THREE BEDROOMS ** OPEN PLAN KITCHEN/DINER ** SPACIOUS LOUNGE ** DRIVEWAY ** WELL PRESENTED THROUGHOUT ** GOOD SCHOOL CATCHMENTS **

Rear Garden

Laid to lawn, patio.

Agent Note

The Council Tax Band is C.

Lounge

21' 8" x 15' 10" (6.60m x 4.83m) UPVC double glazed door to the rear, UPVC double glazed windows to the rear, two ceiling light point, two storage cupboards, radiator.

Kitchen/Diner

15' 11" x 15' 6" (4.85m x 4.72m) UPVC double glazed window to the front, spotlights, radiator, modern wall and base units, sink, drainer with mixer tap, in set electric hob, integrated fridge/freezer, double oven.

Landing Loft access, ceiling light point.

Bedroom One

14' 10" x 9' 1" (4.52m x 2.77m) UPVC double glazed window to the rear, ceiling light point, radiator.

Bedroom Two

15' 7" x 6' 5" (4.75m x 1.96m) UPVC double glazed window to the front, ceiling light point, radiator.

Bedroom Three

11' 9" x 7' (3.58m x 2.13m) UPVC double glazed window to the side and rear, ceiling light point, radiator.

Bathroom

5' 11" x 5' 3" (1.80m x 1.60m) UPVC double glazed window to the front, heated towel rail, spotlights, shower cubicle, sink, wc.













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Tenure: Freehold EPC Rating: C

offers over

£350,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: SLY111614 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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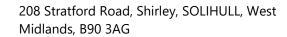
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