









welcome to

Longmore Road, Shirley Solihull

A spacious and well-located three-bedroom semi-detached home on Longmore Road in Shirley, featuring three reception areas, two shower rooms, a garage, and a flexible layout ideal for family living or working from home. Conveniently positioned near local amenities, schools, and transport links.

Agent Note

The Council Tax Band is C.

Porch

UPVC Door double glazed porch

Hallway

Stairs to first floor, radiator

Lounge

13' 10" into bay x 11' 10" (4.22m into bay x 3.61m) Bay window to the front of the property, radiator, gas fire, carpeted

Extended Reception Room/Bedroo

20' 11" max x 10' 3" (6.38m max x 3.12m)
Patio doors to the rear of the property, radiator, carpeted

Kitchen Diner

19' 10" max x 14' 9" max (6.05m max x 4.50m max)
L shape Room 9'03"

Window and door to the rear, sink and drainer, gas hob, electric oven, breakfast bar, integrated dish washer, fridge freezer and microwave, wall mounted boiler, radiator, vinyl flooring, spotlights, sun tube

Wet Room

11' 10" x 6' 2" (3.61m x 1.88m)
Tiled throughout, radiator, sun tube, spot lights

First Floor Landing Bedroom One

14' into bay x 11' 1" (4.27m into bay x 3.38m) Window to the front, Built in wardrobes, radiator, carpeted.

Bedroom Two

11' 5" x 11' 5" (3.48m x 3.48m)

Window to the back, radiator, carpeted.

Bedroom Three

 $8^{\prime}\,$ x 7 $^{\prime}$ 3" (2.44m x 2.21m) Window to the front of the property, radiator, carpeted.

Shower Room

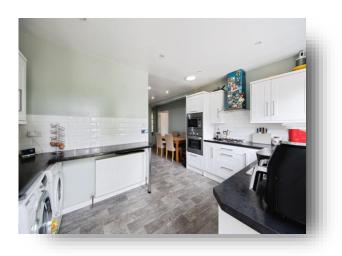
Tiled throughout, window to the rear, shower, towel rail, sink, WC, vinyl flooring, spot lights

Garage

12' 4" x 7' 4" (3.76m x 2.24m)













welcome to

Longmore Road, Shirley Solihull

- Three-bedroom semi-detached property
- CATCHMENT FOR TUDOR GRANGE SECONDARY AND BLOSSOMFIELD INFANT SCHOOL
- Open-plan kitchen/dining room (extended)
- Additional third reception room/study (extended)
- Porch and welcoming entrance hallway

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£430,000



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

view this property online shipways.co.uk/Property/SLY111815



Property Ref: SLY111815 - 0007 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.







shipways

shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.