



melvyn
Danes
ESTATE AGENTS

Longmore Road

Shirley

Offers Around £440,000

Description

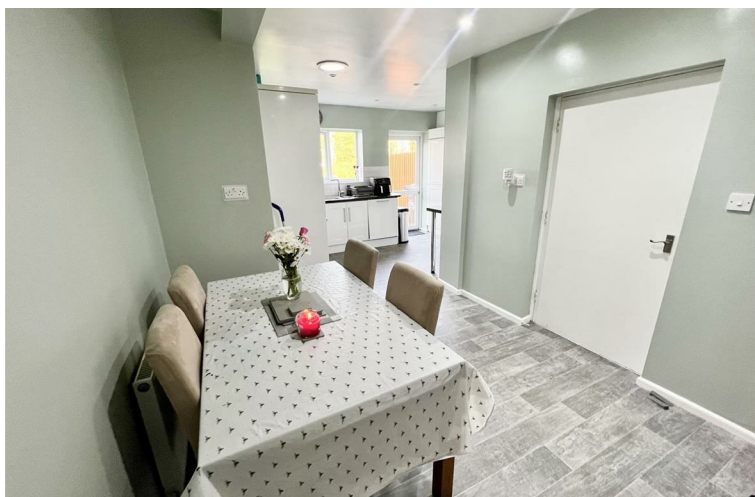
Longmore Road is a popular residential road linking the main A34 Stratford Road with Blossomfield Road, one of the main artery roads running into Solihull town centre.

We are advised that the property is situated within the catchment area for Tudor Grange School with infant schooling being at Blossomfield Infant School in nearby Eastcote Close, and junior schooling at Shirley Heath Junior School leading from Union Road. Also nearby, on the main Stratford Road, is Our Lady of the Wayside Roman Catholic Junior and Infant School. All education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks and Leisure Park and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location for this extended traditional semi detached house sitting back from the road behind a front driveway with EV charger. UPVC double glazed doors open to the



PORCH

HALLWAY

LOUNGE

13'10" into bay x 11'10" (4.22m into bay x 3.61m)

EXTENDED RECEPTION ROOM/BEDROOM

20'11" max x 10'3 (6.38m max x 3.12m)

KITCHEN DINER

19'10" max x 13'10" max (6.05m max x 4.22m max)

WET ROOM

11'10" x 6'2" (3.61m x 1.88m)

FIRST FLOOR LANDING

BEDROOM ONE

14'0" into bay x 11'1" (4.27m into bay x 3.38m)

BEDROOM TWO

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

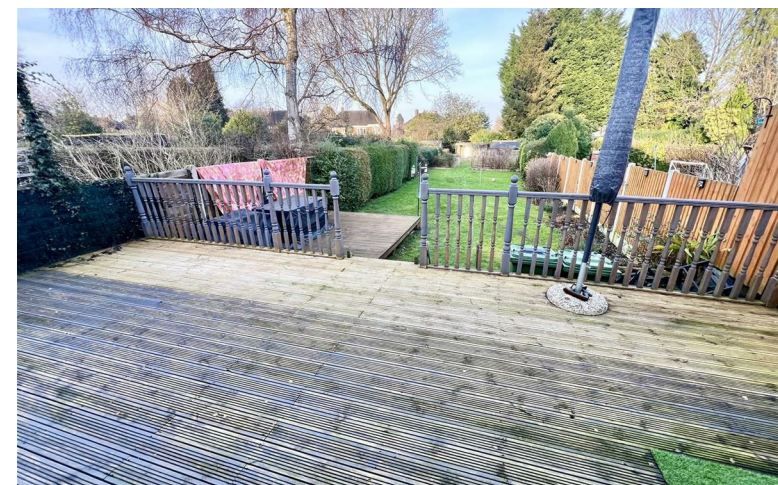
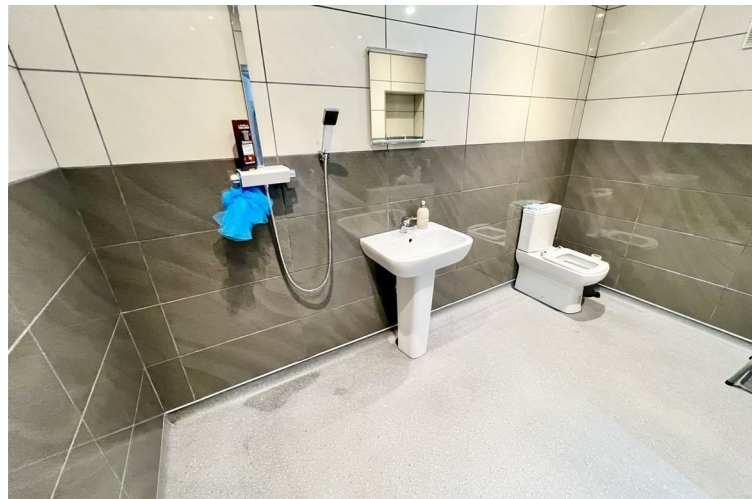
BEDROOM THREE

8'0" x 7'3" (2.44m x 2.21m)

SHOWER ROOM

GARAGE

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



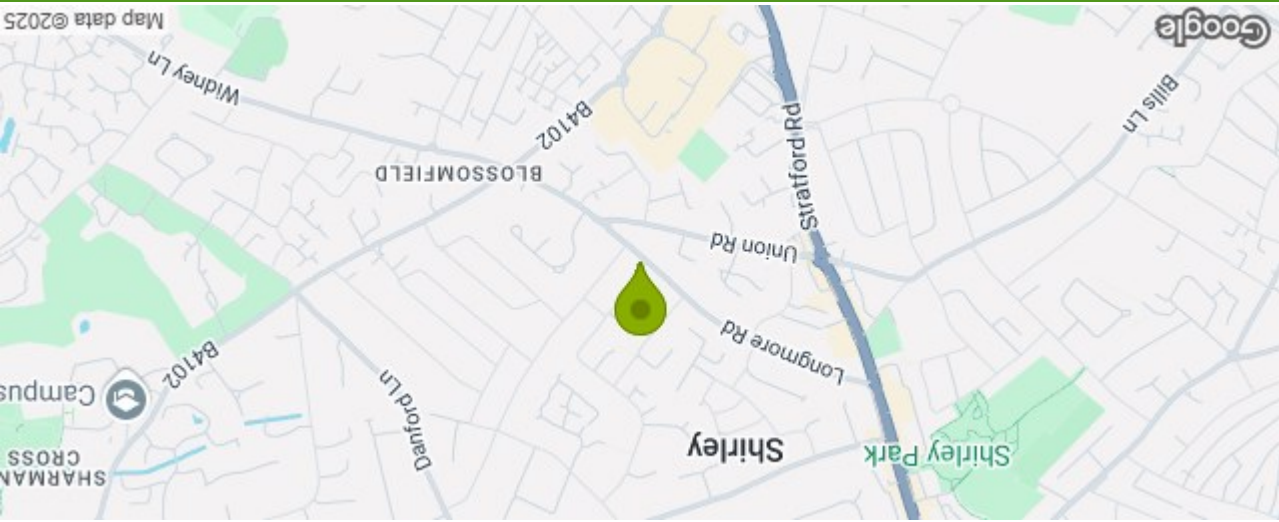
TENURE: We are advised that the property is Freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 12 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 17/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 17/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



175 Longmore Road Shirley Solihull B90 3EL
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
	68	84
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

