



smarthomes

Longmore Road

Shirley, Solihull

- A Beautifully Presented Extended Four Bedroom Semi Detached
- Superb Extended Kitchen Family Room
- Lounge
- Tudor Grange Catchment Area
- Orangery
- En Suite Shower Room & Family Bathroom
- Southerly Facing Rear Garden

£475,000

Current EPC Rating 66 (D)

Current Council Tax Band - D

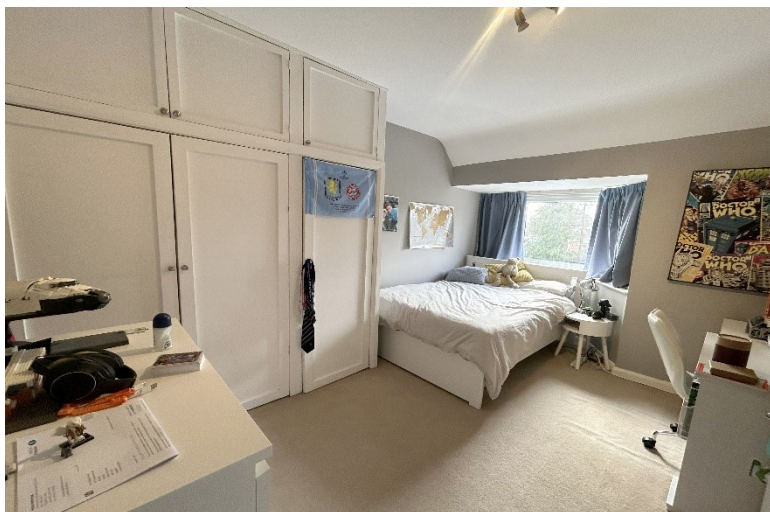




Property Description

A beautifully presented extended four bedroom semi detached property situated within Tudor Grange Catchment area, offering two reception rooms, three first floor bedrooms and family bathroom, dual aspect master bedroom with en suite shower room to second floor, superb extended kitchen family room, orangery, guest WC, utility, southerly facing rear garden and ample off-road parking with EV charging point

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are 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 supermarkets like Waitrose, Asda, Sainsburys, Aldi 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 Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



Rooms & Measurements

Entrance Hall

Guest WC

Lounge To Front - 4.42m x 3.35m (14'6" x 11'0")

Extended Re-Fitted Open Plan Kitchen Family Room - 6.6m x 5.77m (21'8" (max) x 18'11" (max))

Orangery to Rear

Utility Room - 2.16m x 3.15m (7'1" x 10'4")

Bedroom Two to Rear - 4.27m x 3m (14'0" x 9'10")

Bedroom Three to Front - 4.32m x 3.12m (14'2" (into bay) x 10'3" (into chimney))

Bedroom Four to Front - 1.5m x 2.29m (4'11" x 7'6")

Family Bathroom to Rear - 1.83m x 2.69m (6'0" x 8'10")

Dual Aspect Master Bedroom - 4.32m x 2.79m (14'2" x 9'2")

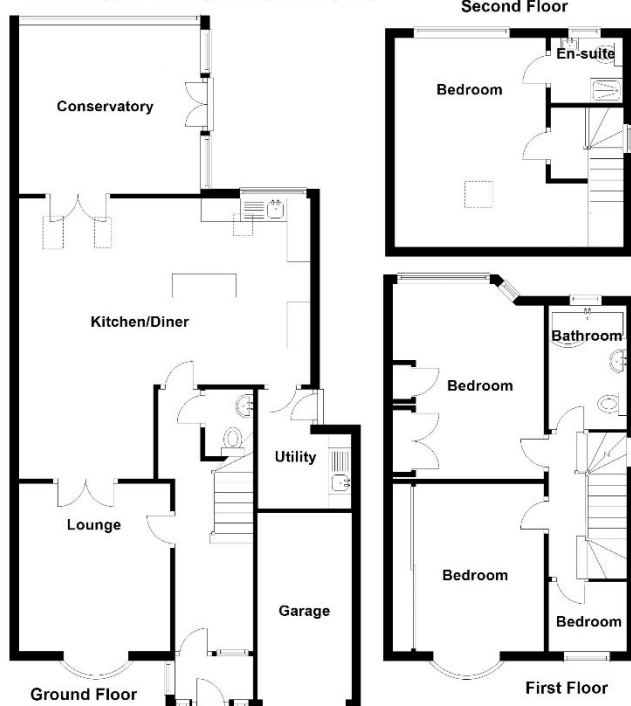
En Suite Shower Room

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D



Total area: approx. 145.4 sq. metres (1565.2 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.