



## Longmore Road Shirley, Solihull

- A Beautifully Presented Three Bedroom Family Home
- Re-Fitted Family Kitchen/Diner & Family Shower Room
- Delightful Landscaped Rear Garden
- Spacious Utility Room & Guest W.C

**£430,000**

Current EPC Rating - TBC  
Current Council Tax Band - C







## Property Description

A beautifully presented and extended semi-detached family home situated in a most convenient location. Offering accommodation comprising a re-fitted open plan family kitchen/diner, lounge, spacious utility room, guest W.C., three good size bedrooms, re-fitted family shower room, delightful landscaped rear garden, side garage and driveway parking

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

Lounge to Front 4.27m x 3.53m (14'0" x 11'7")

Open Plan Family Dining Kitchen to Rear 7.67m max x 5.79m max (25'2" max x 19'0" max)

Spacious Utility Room 3.4m x 2.44m (11'2" x 8'0")

Bedroom One to Rear 3.48m x 3.15m (11'5" x 10'4")

Bedroom Two to Front 4.37m x 3.07m (14'4" x 10'1")

Bedroom Three to Front 2.46m x 2.51m (8'1" x 8'3")

Re-Fitted Family Shower Room to Rear 2.26m x 2.03m (7'5" x 6'8")

Side Garage 5.33m x 2.74m (17'6" x 9'0")

### Tenure

We are advised by the vendor that the property is freehold. 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 – C





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