



Longmore Road, Shirley Solihull

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Property Description

Homely three-bedroom semi-detached property with approved planning permission for a wraparound extension, comprising of 2 large reception rooms, downstairs cloakroom with wide hallway and upper landing space. Fitted kitchen with gas hob and electric cooker and added benefit of pantry which can also be utilised as a small utility area, out of the kitchen is a large utility room that houses a guest WC and converted garage which has been utilised as an extra utility room. Upstairs affords three generous sized bedrooms with the two larger rooms having fitted wardrobes, further upstairs is a family bathroom complete with wash basin, WC and bath with fitted shower. The property is double-glazed throughout and benefits from loft space which has potential to extend in to. The rear garden is expansive and offers an elegant area to entertain family and friends and is further complimented by a conservatory. The front garden is paved and has a dropped kerb with space on the driveway for three vehicles with security bollards for added peace of mind.

Entrance Porch

Double glazed obscure windows all round.

Entrance Hallway

Double glazed window to side elevation and under stairs storage.

Lounge

11' 10" x 11' 9" (3.61m x 3.58m)

Double glazed bay window to front elevation and laminate flooring.

Reception Room

14' 1" x 11' 10" (4.29m x 3.61m)

Patio doors to conservatory, gas fire with surround, chimney and laminate flooring.

Kitchen

10' 9" x 8' 4" (3.28m x 2.54m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric cooker, fridge freezer, dishwasher, spotlights, smart switches and pantry.



Landing

Obscure double glazed window to side elevation and loft access.

Bedroom One

14' 1" x 11' 10" into bay (4.29m x 3.61m into bay)
Double glazed bay window to front elevation, fitted wardrobes, central heating radiator and laminate flooring.

Bedroom Two

13' 6" x 12' 2" (4.11m x 3.71m)
Double glazed window to rear elevation, fitted wardrobes, central heating radiator and fitted wardrobes.

Bedroom Three

7' 6" x 8' 5" (2.29m x 2.57m)
Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, W.C, vanity wash hand basin with mirror, bath, shower, spotlights and smart switches.

Utility

15' 6" x 7' 9" (4.72m x 2.36m)
Double glazed window to side elevation, double glazed skylights and spotlights.

W.C

Double glazed window to side elevation and W.C.

Front Garden

Block paved driveway providing off road parking for multiple vehicles, access to garage and security lights.

Rear Garden

Paved patio, laid to lawn, rhino greenhouse, treehouse, storage shed, raised beds and planning permission to extend.

Garage

8' 1" x 19' 2" (2.46m x 5.84m)

Agents Note

There is a covenant that relates to the parking of vehicles for which an indemnity is in place, please contact the branch for more details.









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T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: C

Tenure: Freehold

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