



Longmore Road, Shirley

Offers Over £325,000





PROPERTY OVERVIEW

This traditional two-bedroom semi-detached property, within the Tudor Grange Academy catchment, boasts a great location just a short distance from all amenities, making it an ideal find for those seeking convenience alongside comfortable home living. The property has been previously extended, offering generous space for modern living.

Step inside to discover a spacious living room, perfect for relaxation and entertaining guests. The fitted kitchen is equipped with ample storage space, catering to all your culinary needs. Adjoining the kitchen is a versatile dining room with a conservatory attached, overlooking the rear garden, adding a touch of tranquillity to your every-day dining experience. The property features a large shower room on the ground floor for added convenience.

Moving to the upper floor, you'll find two double bedrooms serviced by a family bathroom, providing ample privacy and comfort for residents or guests.

Outside, the property offers a large rear garden, providing a peaceful retreat perfect for outdoor activities or simply basking in the fresh air. A patio seating area awaits, offering a charming spot for alfresco dining or enjoying your morning coffee.

To the front of the property, a spacious driveway accommodates multiple vehicles, ensuring that parking is never a concern.





PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: C

Tenure: Freehold

- Traditional Two Bedroom Semi-Detached Home
- Great Location Close To All Local Amenities
- Within The Tudor Grange Academy Catchment
- Spacious Living Room
- Fitted Kitchen
- Versatile Dining Room & Conservatory
- Family Bathroom & Shower Room
- Two Double Bedrooms
- Large Rear Garden
- Driveway For Multiple Vehicles





HALL

LIVING ROOM

13' 8" x 11' 0" (4.17m x 3.35m)

KITCHEN

14' 1" x 9' 10" (4.29m x 3.00m)

DINING ROOM

8' 1" x 6' 2" (2.46m x 1.88m)

CONSERVATORY

8' 10" x 7' 6" (2.69m x 2.29m)

SHOWER ROOM

8' 9" x 5' 5" (2.67m x 1.65m)

FIRST FLOOR

BEDROOM ONE

15' 4" x 13' 0" (4.67m x 3.96m)

BEDROOM TWO

10' 7" x 8' 5" (3.23m x 2.57m)

BATHROOM

7' 6" x 6' 3" (2.29m x 1.91m)

TOTAL SQUARE FOOTAGE

75.8 sq.m (816 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LARGE REAR GARDEN WITH PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, washer/dryer, garden shed and all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).

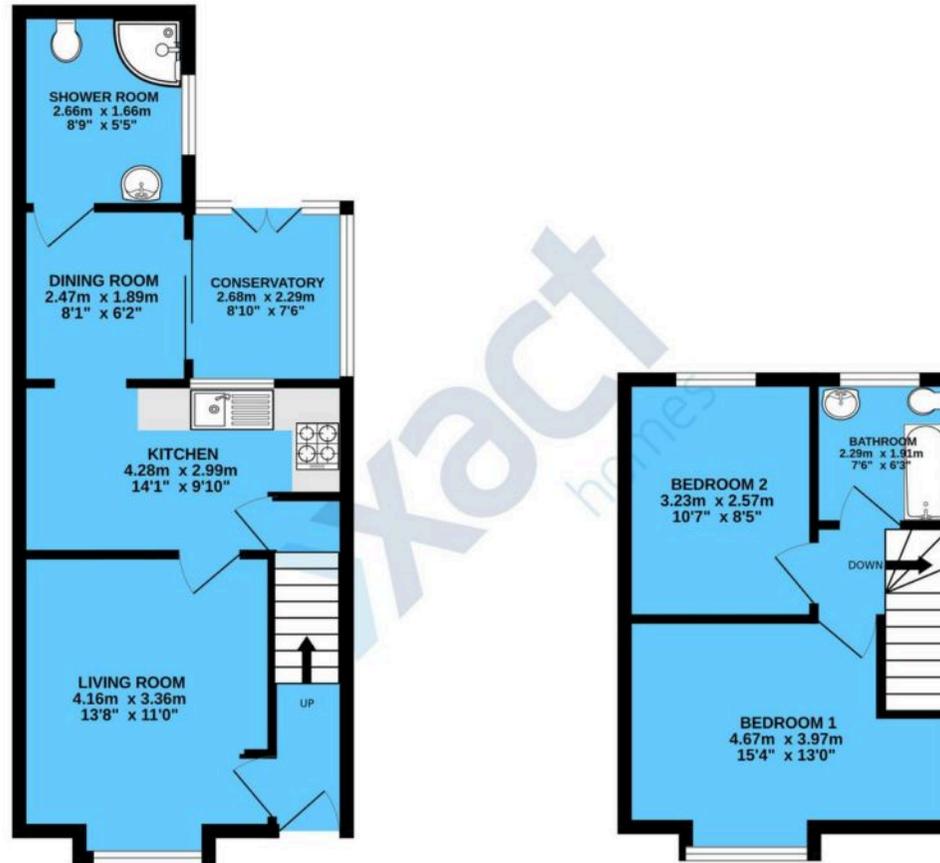
INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 75.8 sq.m. (816 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

