



Longmore Road, Shirley

Offers Around £375,000

- RECEPTION HALLWAY
- LOUNGE
- EXTENDED KITCHEN
- THREE GOOD BEDROOMS
- SIDE GARAGE & DRIVEWAY
- GUEST CLOAKS WC
- DINING ROOM
- SIDE UTILITY ROOM
- BATHROOM
- DELIGHTFUL REAR GARDEN

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 character traditional semi detached property which sits back from the road behind a gravel driveway that extends to a composite double glazed front door which opens to the

RECEPTION HALLWAY

Having staircase rising to the first floor accommodation; ceiling light point, central heating radiator and doors radiating off

GUEST CLOAKS WC

Having ceiling light point and low level WC

LOUNGE

13'10" max into bay x 11'0" max (4.22m max into bay x 3.35m max)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and tiled fireplace with gas fire

DINING ROOM

13'0" x 11'0" (3.96m x 3.35m)



Having ceiling light point, central heating radiator and french style door to the rear garden

EXTENDED KITCHEN

13'4" x 8'5" (4.06m x 2.57m)



Having UPVC double glazed window to the rear, two ceiling light points, central heating radiator, door to the utility room, wall and base mounted storage units with work surfaces over having inset sink and drainer, electric oven and gas hob, two under work surface appliance spaces and tiled flooring

SIDE UTILITY AREA

16'4" x 8'3" (4.98m x 2.51m)

Having UPVC double glazed window and door to the rear garden, light, power, plumbing for washing machine and open access to the garage

FIRST FLOOR LANDING

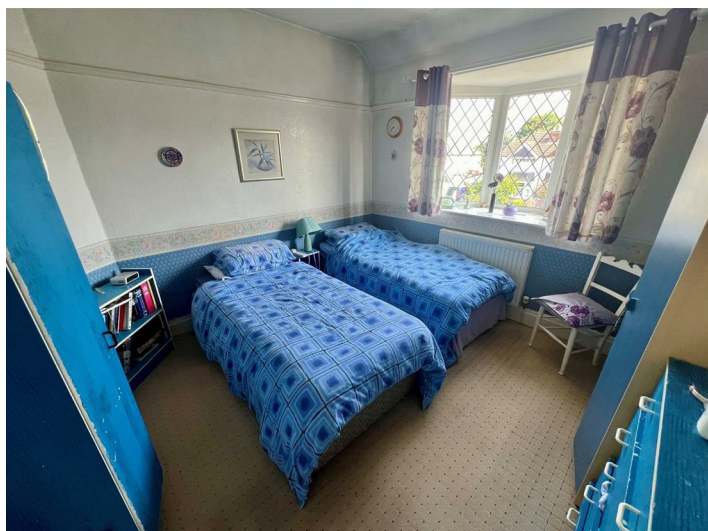
Having UPVC double glazed window to the side, ceiling light point, loft hatch access and doors radiating off

BEDROOM ONE
13'0" x 11'0" (3.96m x 3.35m)



Having ceiling light point, central heating radiator and UPVC double glazed window to the rear

BEDROOM TWO
11'6" x 11'0" (3.51m x 3.35m)



Having ceiling light point, central heating radiator and UPVC double glazed bow window to the front



BEDROOM THREE
8'5" x 7'7" (2.57m x 2.31m)

Having ceiling light point, central heating radiator and UPVC double glazed window to the front

BATHROOM

Having UPVC double glazed windows to the front and side, airing cupboard, ceiling light point, central heating radiator, panelled bath and pedestal wash hand basin

SEPARATE WC

Having window to the side, ceiling light point and low level WC

WIDE SIDE GARAGE
16'7" max x 10'0" (5.05m max x 3.05m)

Having up and over door to the front driveway, light and power

REAR GARDEN

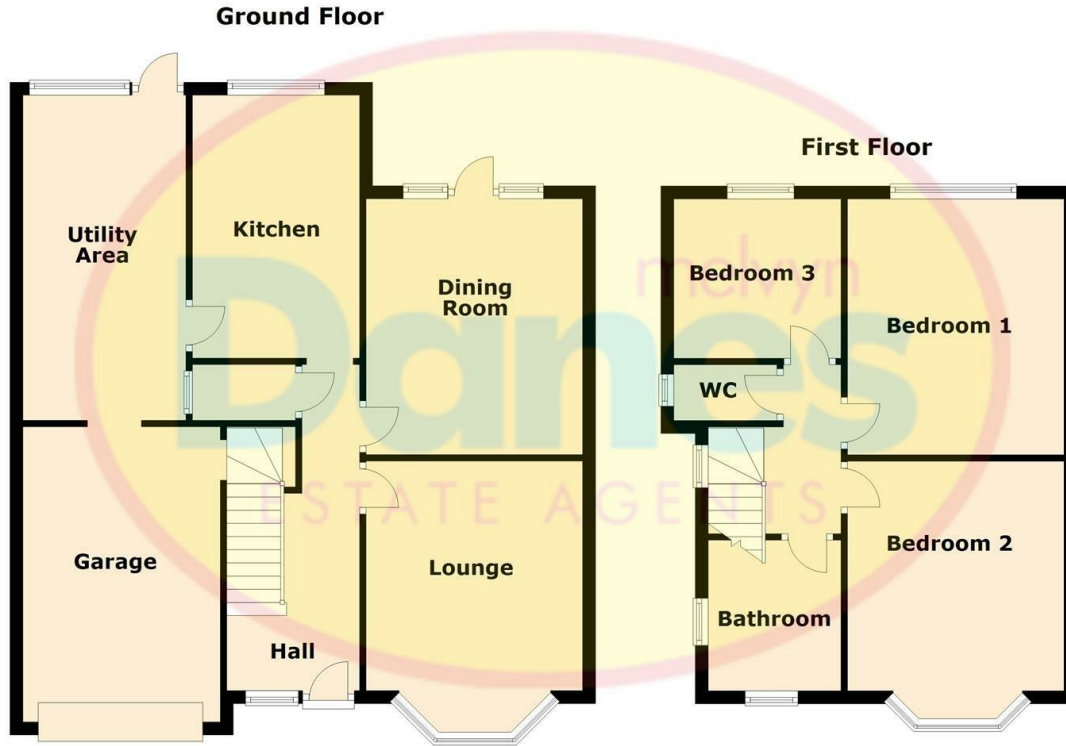


Having a southerly aspect with patio area and extensive lawn beyond and mature screening to the rear



FLOOR PLAN

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.



TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

VIEWING

By appointment only please with the Shirley office on 0121 744 2801.

COUNCIL TAX BAND

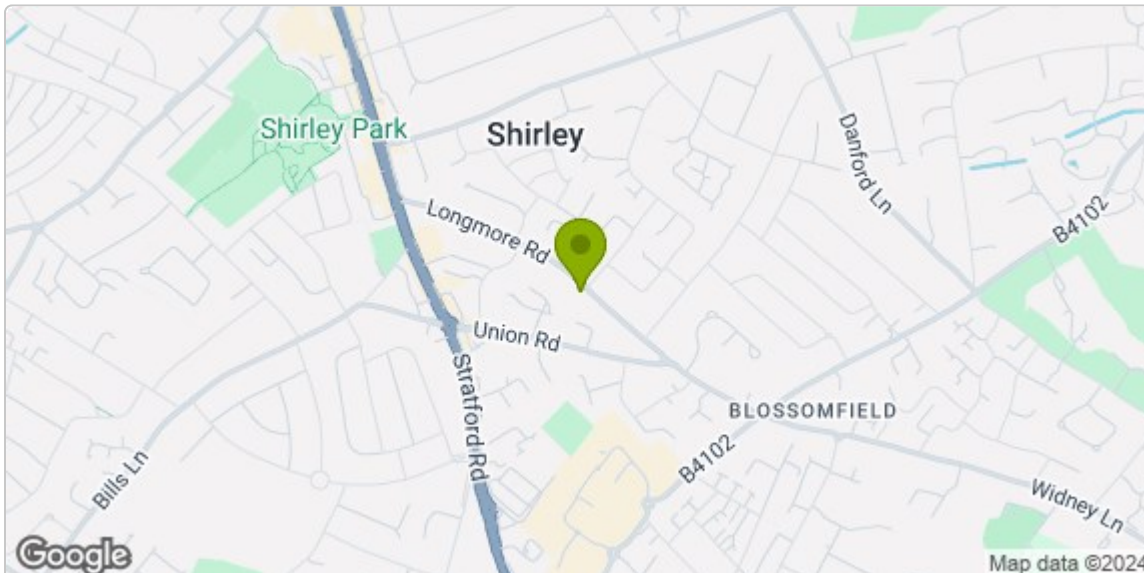
Band D

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:
130 Longmore Road Shirley
Solihull B90 3EE

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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