



# Longmore Road, Shirley

## Offers Around £367,500

- SUPERB REFITTED DINING KITCHEN
- OPEN PLAN LOUNGE
- THREE BEDROOMS
- SHOWER ROOM
- FRONT DRIVEWAY
- REAR GARDEN
- LARGE SHED STORAGE
- POPULAR LOCATION
- TUDOR GRANGE CATCHMENT
- NO UPWARD CHAIN



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.

A superb location for this 1960's semi detached house which offers deceptively spacious accommodation that really requires internal viewing to be appreciated. Sitting back from the road behind a tarmac and gravel driveway with an outside tap and composite double glazed front door which opens to the

**SUPERB OPEN PLAN KITCHEN DINER**  
**17'0" max x 15'10" max (5.18m max x 4.83m max)**



Having UPVC double glazed bow window to the front, recessed ceiling spotlights, central heating radiator, wood effect LVT flooring, door opening to the lounge and being fitted with a range of modern wall and base mounted storage units with butchers block work surfaces over having inset sink and drainer with mixer tap, inset electric hob with extractor canopy over, integrated fridge and freezer and electric double oven



**OPEN PLAN LOUNGE**  
**15'10" max x 15'10" max (4.83m max x 4.83m max)**



Having UPVC double glazed double opening doors and window to the rear garden, two ceiling light points, central heating radiator, staircase rising to the first floor accommodation and two useful storage cupboards

**FIRST FLOOR LANDING**

Having loft hatch access, ceiling light point and doors off to three bedrooms and bathroom





### BEDROOM ONE

14'8" x 9'1" (4.47m x 2.77m)

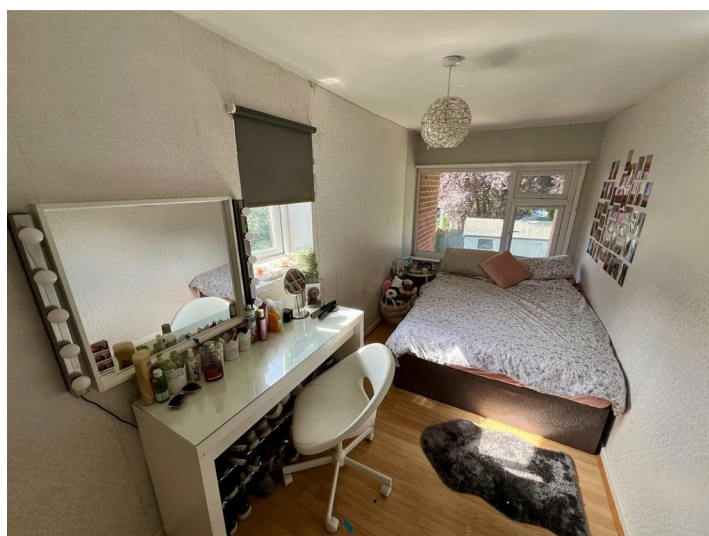
Having UPVC double glazed window to the rear, ceiling light point and central heating radiator



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

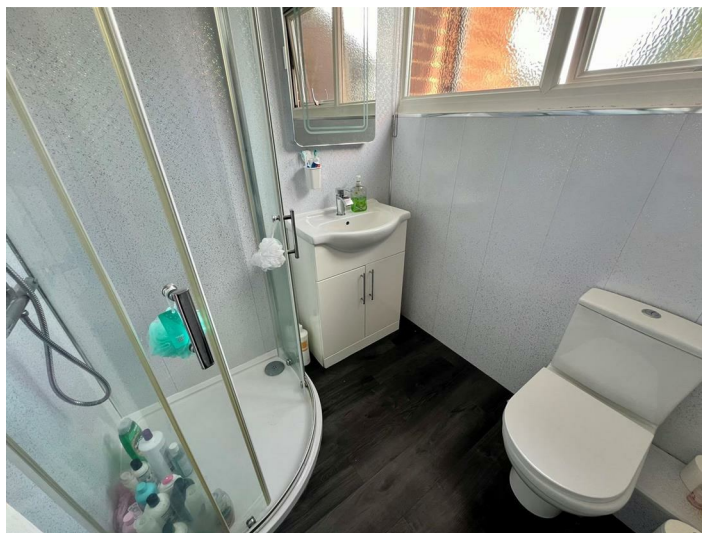
### BEDROOM TWO

11'7" x 7'8" max (3.53m x 2.34m max)



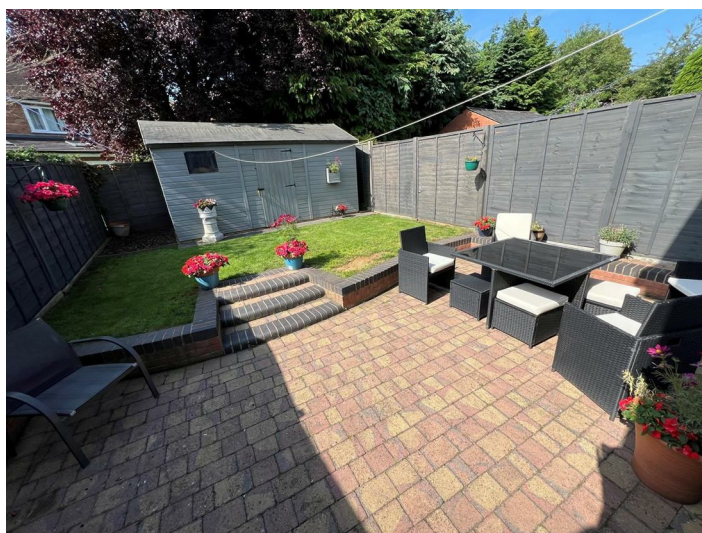
Having UPVC double glazed windows to the side and rear, ceiling light point and central heating radiator

### SHOWER ROOM



Having UPVC double glazed window to the front, recessed ceiling spotlights, heated towel rail quadrant shower cubicle, vanity wash hand basin and low level WC

### REAR GARDEN

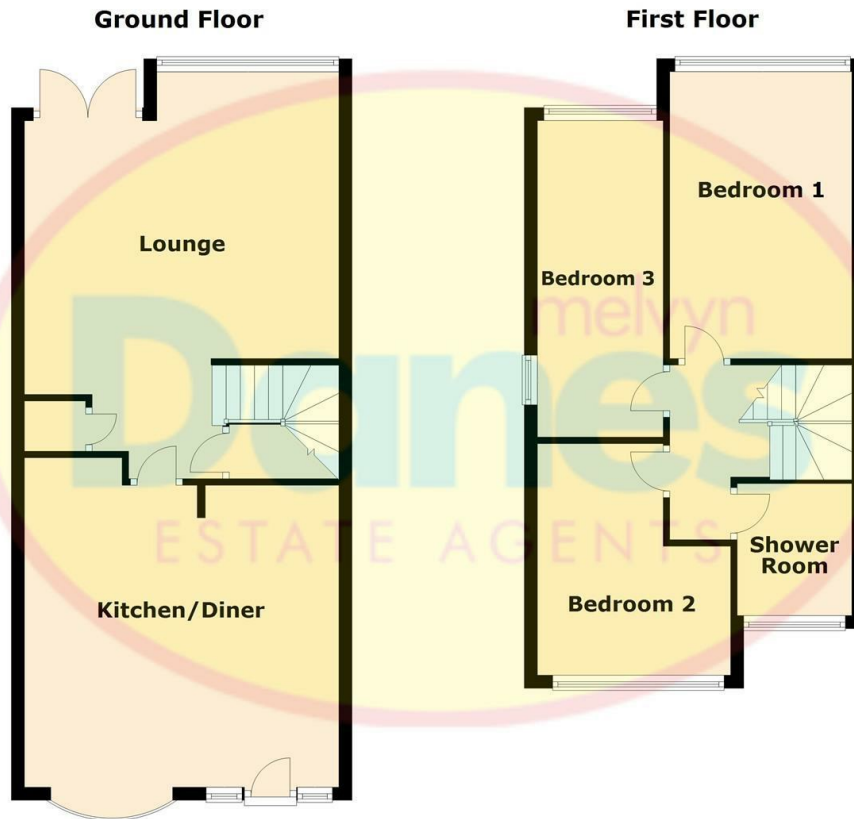


Having block set patio area with lawn beyond, defined boundaries and large garden shed



## 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

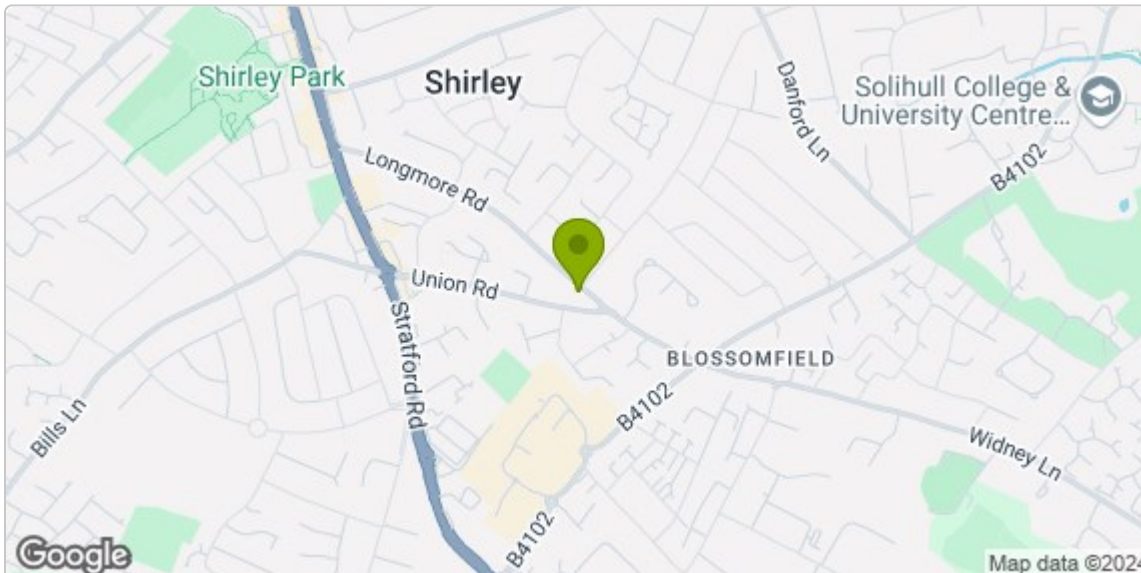
Band C

### 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:

188 Longmore Road Shirley  
Solihull B90 3EG

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			83
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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