



# Longmore Road, Shirley

**Offers Around £325,000**

- FRONT DRIVEWAY
- LOUNGE
- UTILITY ROOM
- BATHROOM
- NO UPWARD CHAIN
- DINING ROOM
- KITCHEN
- THREE BEDROOMS
- REAR GARDEN
- TUDOR GRANGE CATCHMENT

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 period end terrace house which sits back from the road behind a gravel driveway that extends to a front door which opens to the

### **DINING ROOM** **12'5" x 11'9" (3.78m x 3.58m)**



Having UPVC double glazed bay window to the front with bay storage, recessed spotlights, laminate wooden flooring, central heating radiator and double opening doors leading to the

### **LOUNGE** **15'8" max x 12'0" (4.78m max x 3.66m)**



Having UPVC double glazed window to the rear, staircase rising to the first floor accommodation, ceiling light point, central heating radiator and double doors leading to the

### **BREAKFAST KITCHEN** **16'7" x 6'6" (5.05m x 1.98m)**



Having two UPVC double glazed windows to the side and stable style door opening to the rear garden, two ceiling light points, wall and base mounted storage units with work surfaces over having inset sink and drainer, electric oven with hob over, full height appliance space and space with plumbing for a dishwasher

### **UTILITY ROOM** **6'5" x 6'3" (1.96m x 1.91m)**

Having UPVC double glazed window to the rear, ceiling light point, space and plumbing for automatic washing machine and wall mounted central heating boiler

### **FIRST FLOOR LANDING**

Having UPVC double glazed window to the side, ceiling light point, central heating radiator, staircase rising to the loft bedroom and doors off to two bedrooms and bathroom

**BEDROOM ONE**  
**12'6" x 11'9" (3.81m x 3.58m)**



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

**BEDROOM TWO**  
**9'6" x 9'0" (2.90m x 2.74m)**



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



**FAMILY BATHROOM**  
**10'10" x 6'5" (3.30m x 1.96m)**

Having UPVC double glazed window to the rear, feature glass block light release panel to the side, cast iron radiator, corner bath, quadrant shower enclosure, pedestal wash hand basin, low level WC and complementary wall and floor tiling

**LOFT BEDROOM THREE**  
**16'5" max x 12'0" max (5.00m max x 3.66m max)**



Having UPVC double glazed windows to the side and rear, laminate wooden flooring, eaves access and recessed ceiling spotlights

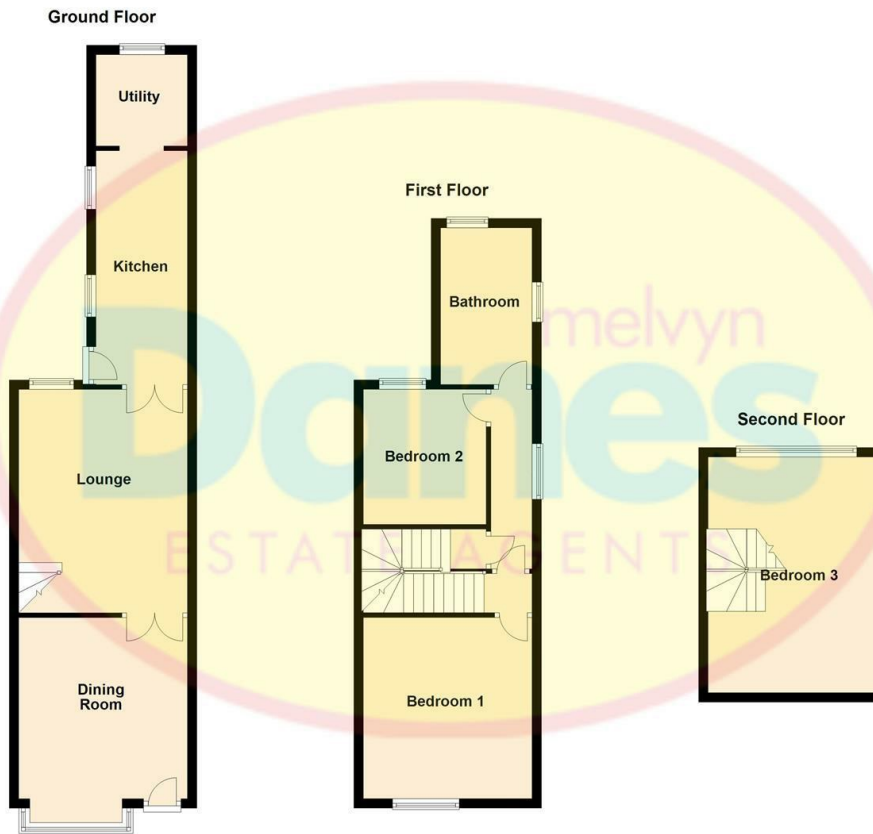
**REAR GARDEN**



Having block paved yard area with decked patio and lawn beyond, defined hedgerow and fence boundaries and bark chipped area

## 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.

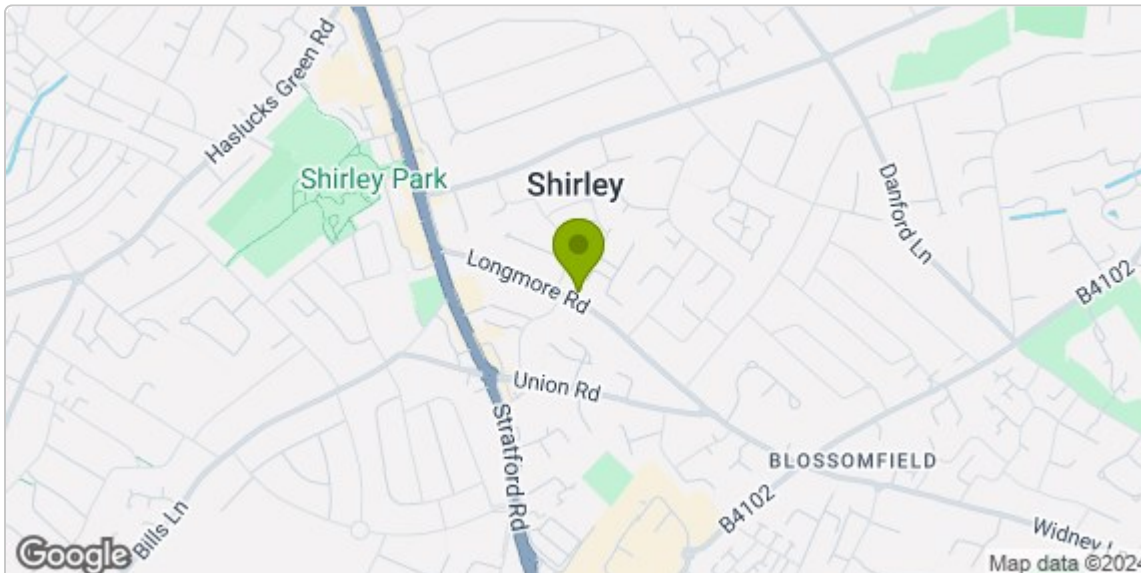
### COUNCIL TAX BAND - C

### 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:  
93 Longmore Road Shirley  
Solihull B90 3EF

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>		
(69-80) <b>C</b>		
(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		
		76
	41	
England & Wales		
EU Directive 2002/91/EC		

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