



# Longmore Road, Shirley

## Offers Over £300,000

- PORCH ENTRANCE
- LOUNGE
- THREE BEDROOMS
- REAR GARDEN
- POPULAR LOCATION
- RECEPTION HALLWAY
- DINING KITCHEN
- SHOWER ROOM
- NO UPWARD CHAIN
- 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 hostelries 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 end terrace house which sits back from the road behind a foregarden with pathway that extends to a sliding double glazed front door which opens to the

#### **PORCH**

Having UPVC double glazed window to the side and UPVC double glazed door opening to the

#### **RECEPTION HALLWAY**

Having staircase rising to the first floor, ceiling light point, central heating radiator, understairs storage cupboard, open access to the kitchen and door opening to the lounge

#### **LOUNGE**

**12'11" into bay x 11'0" (3.94m into bay x 3.35m)**



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator and open access to the dining area

#### **DINING KITCHEN**

**17'1" x 10'11" max (7'5" min) (5.21m x 3.33m max (2.26m min))**



Having UPVC double glazed window to the side, UPVC double glazed double opening french style doors to the rear garden, two ceiling light points, two central heating radiators, base level storage units with work surfaces over having inset sink and drainer and open access to the additional kitchen area



## ADDITIONAL KITCHEN AREA

**13'2" x 5'9" (4.01m x 1.75m)**

Having UPVC double glazed windows and door to the side, two ceiling light point and base level storage units with work surfaces over

## FIRST FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light point, loft hatch access and doors off to three bedrooms and shower room

## BEDROOM ONE

**11'1" x 11'0" (3.38m x 3.35m)**



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

## BEDROOM TWO

**11'0" x 10'6" (3.35m x 3.20m)**



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

## BEDROOM THREE

**7'1" x 5'8" (2.16m x 1.73m)**

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

## SHOWER ROOM



Having UPVC double glazed window to the rear, ceiling light point, quadrant shower enclosure, pedestal wash hand basin and low level WC

## REAR GARDEN

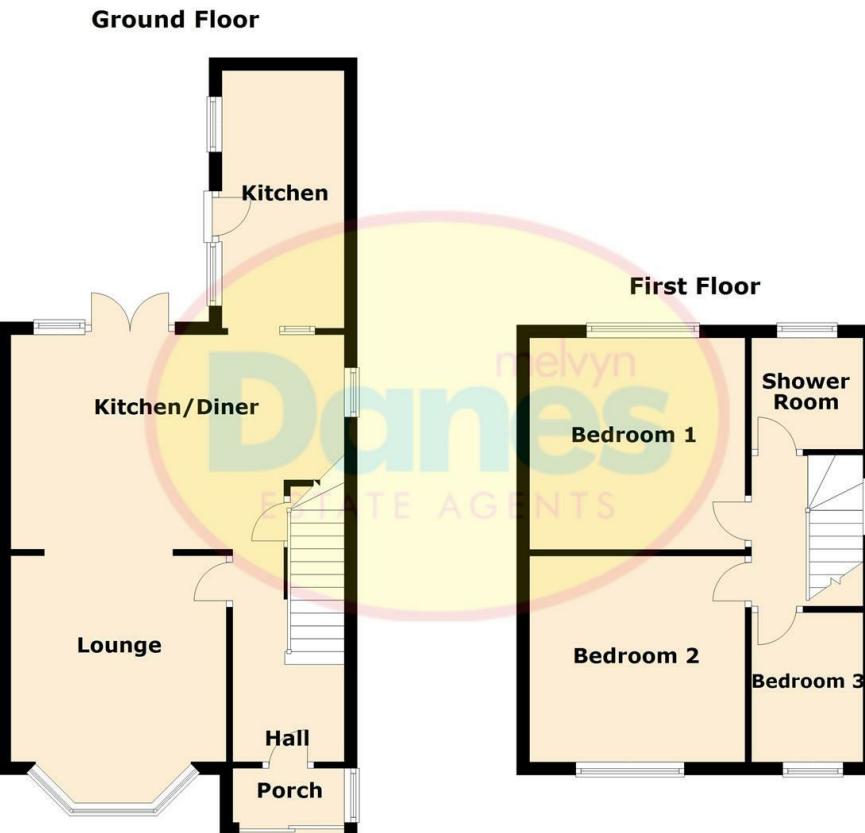


Being paved in the main with side shrub borders, side fencing with gated access and storage sheds



## 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.



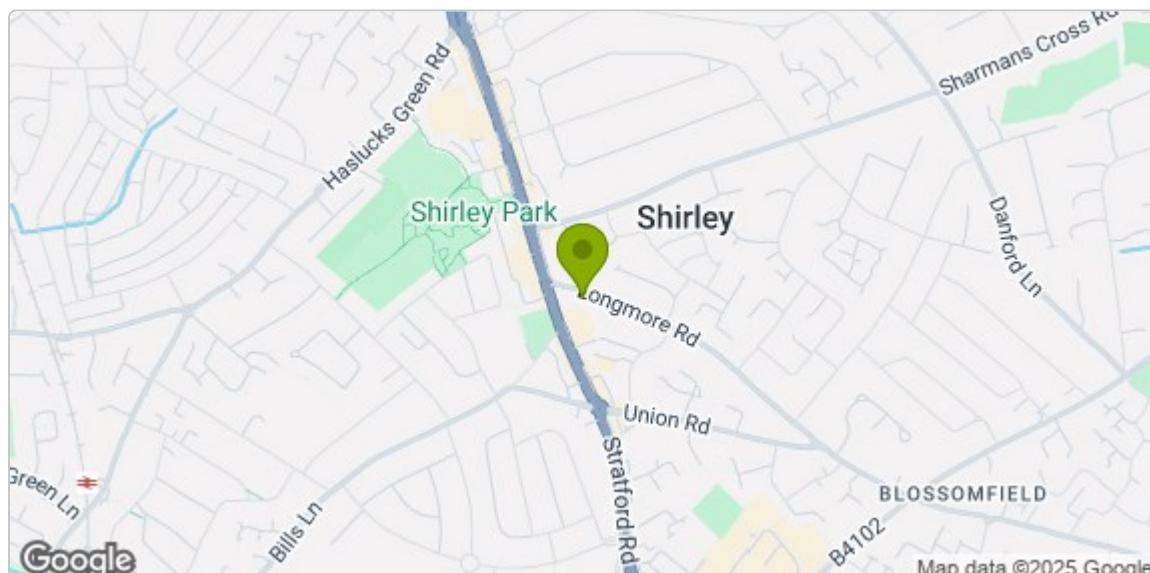
**TENURE:** We are advised that the property is Freehold

**BROADBAND:** We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 16/01/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have/has limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 16/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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