



# Longmore Road, Shirley

## Offers Around £425,000

- PORCH & HALLWAY
- EXTENDED LOUNGE
- UTILITY AREA
- SHOWER ROOM
- DELIGHTFUL REAR GARDEN
- DINING ROOM
- EXTENDED KITCHEN
- THREE DOUBLE BEDROOMS
- SINGLE INTEGRAL GARAGE
- 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 extended larger style traditional semi detached house which sits back from the road behind a front block set driveway from where a UPVC double glazed door opens to the

#### **PORCH ENTRANCE**

Having UPVC double glazed windows to the side and front and original front door with inset stained glass panel and matching side windows, opening to the

#### **RECEPTION HALLWAY**

Having two wall light points, central heating radiator, staircase rising to the first floor and doors opening to the lounge, dining room, kitchen and

#### **UNDERSTAIRS LOBBY**

Having wall light point and door opening to the

#### **GROUND FLOOR WC**

Having ceiling light point, extractor fan, low level WC and wall mounted wash hand basin

#### **EXTENDED LOUNGE** **16'3" max x 11'5" (4.95m max x 3.48m)**



Having UPVC double glazed double opening doors to the rear garden, three wall light points, central heating radiator and fireplace

#### **DINING ROOM** **15'5" into bay x 11'5" max (4.70m into bay x 3.48m max)**



Having leaded light bay window to the front, five wall light points and central heating radiator



### **EXTENDED KITCHEN**

**15'6" max x 8'0" max (4.72m max x 2.44m max)**

Having UPVC double glazed window to the rear garden, two ceiling light points, central heating radiator, wall and base mounted storage units with work surfaces over having inset sink and drainer, electric cooker point with extractor canopy over and integrated electric oven

### **UTILITY ROOM**

**20'10" x 6'2" (6.35m x 1.88m)**



Having window to the rear, UPVC double glazed door to the rear garden, two ceiling light points, wall and base mounted storage units with work surfaces over, sink and drainer unit, space and plumbing for washing machine and door opening to the

### **INTEGRAL GARAGE**

Having double opening doors to the front driveway

### **FIRST FLOOR LANDING**

Having two wall light points and doors off to three bedrooms and shower room

### **BEDROOM ONE**

**16'0" max into bay x 11'5" max (4.88m max into bay x 3.48m max)**



Having leaded light bay window to the front, ceiling light point, central heating radiator and built in wardrobes

### **BEDROOM TWO**

**11'5" x 11'0" (3.48m x 3.35m)**

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

### **BEDROOM THREE**

**14'5" max (7'4" min) x 10'10" max (7'6" min) (4.39m max (2.24m min) x 3.30m max (2.29m min))**

Having leaded light window to the front, ceiling light point, central heating radiator and eaves storage cupboard

### **SHOWER ROOM**



Having UPVC double glazed window to the rear and additional window to the side, ceiling light point, central heating radiator, airing cupboard, tandem shower, pedestal wash hand basin and low level WC

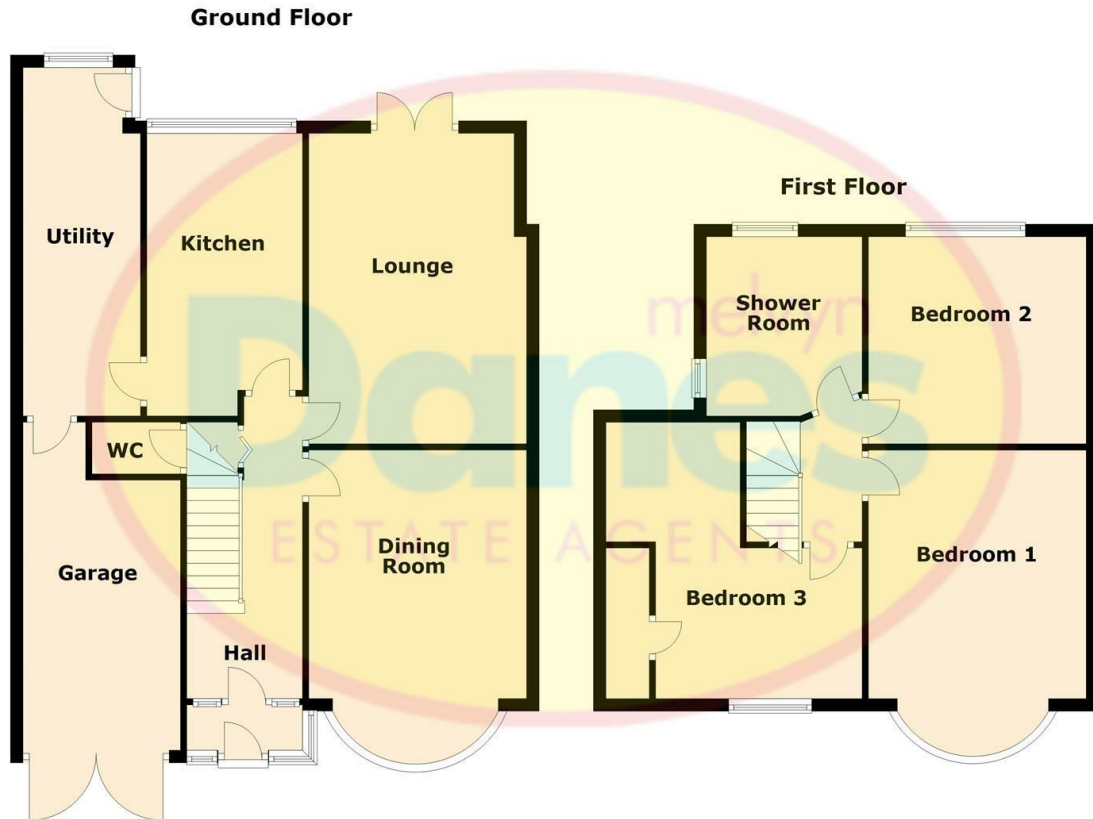
### **REAR GARDEN**



Having crazy paved patio area with lawn beyond, mature shrubs and trees

## 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.



### LOCATION

From our Shirley Office turn left off the A34 Stratford Road into Union Road. Proceed to the mini traffic island bearing left onto Longmore Road where the property can be found on the left hand side.

### COUNCIL TAX BAND: D

### TENURE

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

### VIEWING

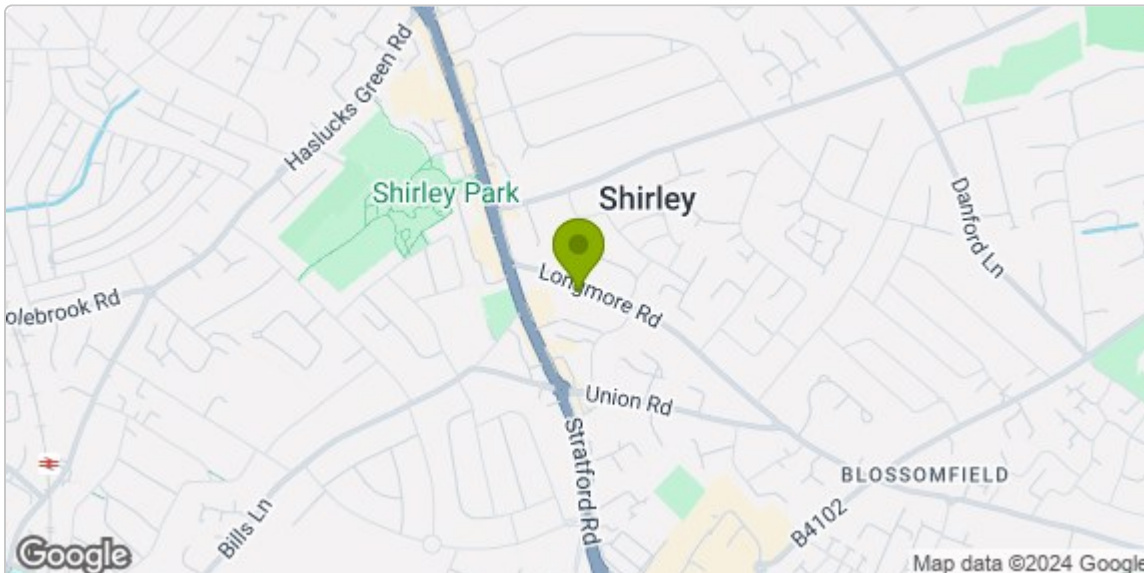
By appointment only please with the Shirley office on 0121 744 2801.

### 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.



**Full Postal Address:**  
**36 Longmore Road Shirley**  
**Solihull B90 3DY**

**Council Tax Band: D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk