



smarthomes

## Longmore Road

Shirley, Solihull

- A Recently Refurbished Cottage Style Mid Terraced Property
- Three Bedrooms
- Southerly Facing Rear Garden
- No Upward Chain

**£320,000**

Current EPC Rating 63 (D)  
Current Council Tax Band C







## Property Description

An extremely well presented and recently refurbished cottage style mid-terraced property, being offered with the added benefit of no upward chain and currently within Tudor Grange Catchment area. The accommodation briefly affords three bedrooms, lounge, re-fitted open plan kitchen / family room, re-fitted guest WC, re-fitted bathroom and good sized southerly facing rear garden.

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoiled for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.





## Rooms & Measurements

Re-Fitted Guest WC

Lounge to Front - 3.76m x 3.33m (12'4" (into bay) x 10'11"

Re-Fitted Kitchen/Family Room to Rear - 5.18m x 3.38m  
(17'0" x 11'1")

Bedroom One to Rear - 3.35m x 3.35m (11'0" x 11'0")

Bedroom Two to Front - 3.18m x 3.38m (10'5" x 11'1")

Bedroom Three to Front - 2.31m x 2.18m (7'7" x 7'2")

Re-Fitted Bathroom to Rear

Large South Facing Rear Garden

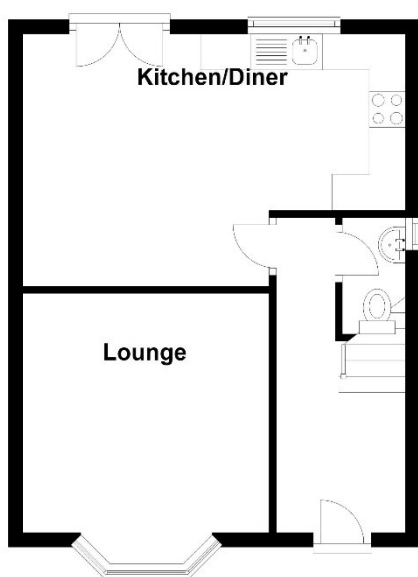
Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C

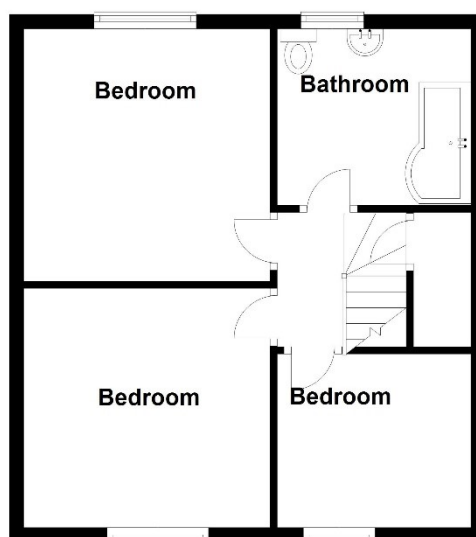




**Ground Floor**



**First Floor**



Total area: approx. 79.7 sq. metres (858.1 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.