

AP MORGAN



Longmore Road, Shirley, Solihull
Offers Over £325,000

Features:

- Popular Location Close to Amenities
- Within Tudor Grange Catchment
- Two Bedroom Semi-Detached Home
- Fitted Kitchen
- Versatile Dining Room & Conservatory
- Two Double Bedrooms
- Driveway For Multiple Vehicles
- Large Landscaped Rear Garden

Description:

Situated in a popular and highly sought-after location within the Tudor Grange school catchment is this well-presented two-bedroom semi-detached home, offering spacious and well-balanced accommodation throughout. The property has been maintained to a high standard and would be ideal for first-time buyers, downsizers, or investors alike.

Approach

The property is approached via a large private driveway providing ample off-road parking and an attractive frontage.

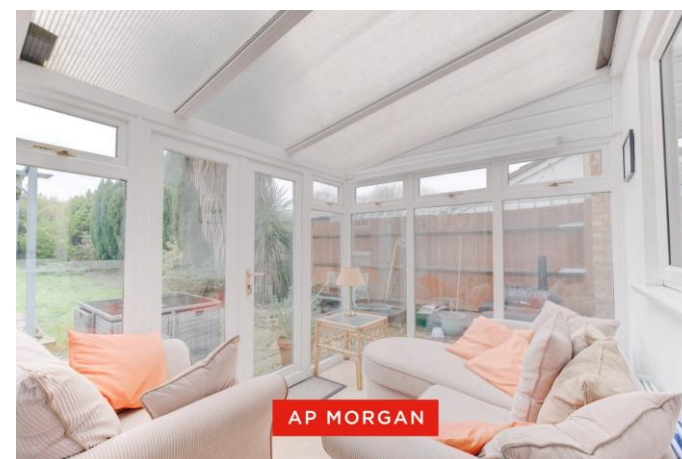
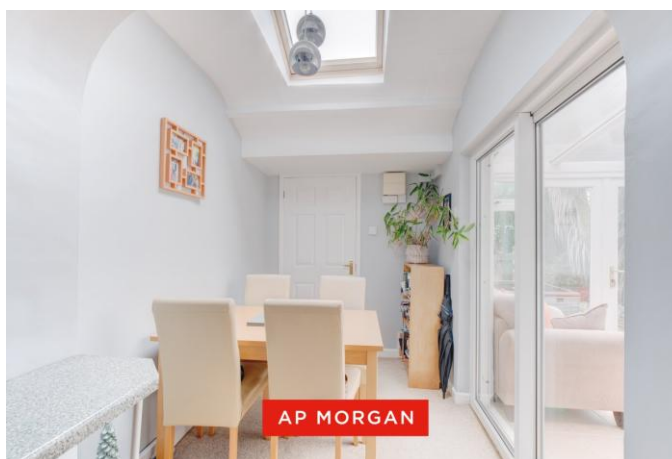
Accommodation

Once inside, the interior briefly comprises a welcoming entrance hall with stairs rising to the first floor and access to a bright and comfortable living room. The fitted kitchen is positioned to the rear and flows into a separate dining room, which in turn leads through to a conservatory, creating an excellent additional living space overlooking the garden. A convenient ground-floor shower room further enhances the practicality of the accommodation.

To the first floor, the property offers two well-proportioned bedrooms and a modern family bathroom, all accessed from a central landing.

Outside

Moving outside, the property enjoys a spacious and beautifully landscaped rear garden, offering a pleasant degree of privacy and an ideal setting for outdoor entertaining, gardening, or family use.



Location

The property is conveniently located close to a range of local shops, schools, and amenities, with excellent transport links nearby providing easy access to surrounding areas and commuter routes.

Details:

Hall

Living Room 13'8" x 11' (4.17m x 3.35m) Both Max

Kitchen 14'1" x 9'10" (4.3m x 3m)

Dining Room 8'1" x 6'2" (2.46m x 1.88m)

Conservatory 8'10" x 7'6" (2.7m x 2.29m)

Shower Room 8'9" x 5'5" (2.67m x 1.65m)

Landing

Bedroom 1 15'4" x 13' (4.67m x 3.96m) Both Max

Bedroom 2 10'7" x 8'5" (3.23m x 2.57m)

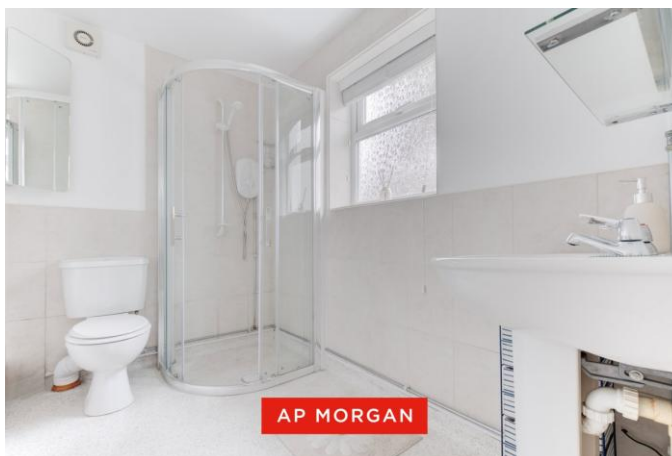
Bathroom 7'6" x 6'3" (2.29m x 1.9m)

EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

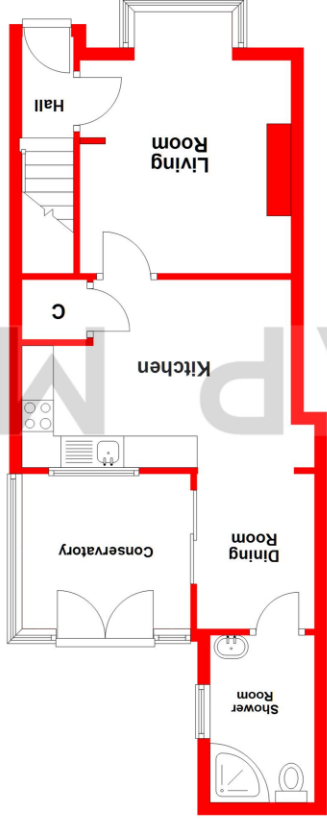
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

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Ground Floor
Approx. 493.1 sq. feet



First Floor
Approx. 339.0 sq. feet

Total area: approx. 832.1 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using Planlup.

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