

**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

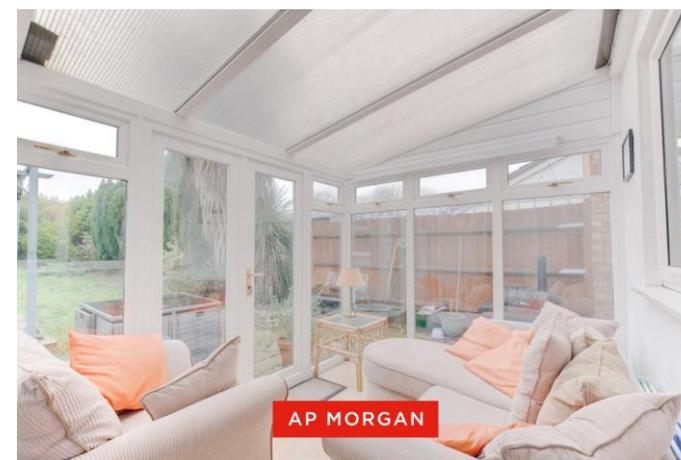
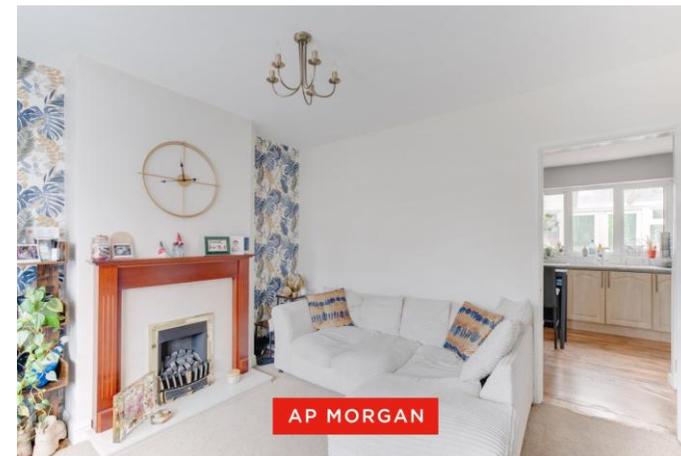
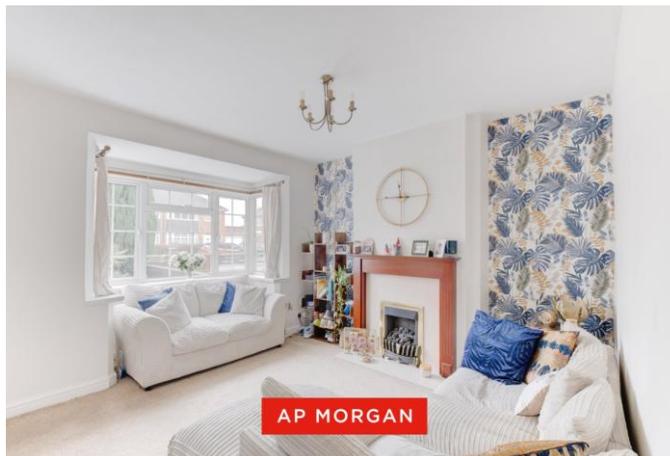
Once inside, the interior briefly comprises a welcoming entrance hall with stairs rising to the first floor and access to a bright and comfortable living room. The fitted kitchen is positioned to the rear and flows into a separate dining room, which in turn leads through to a conservatory, creating an 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)

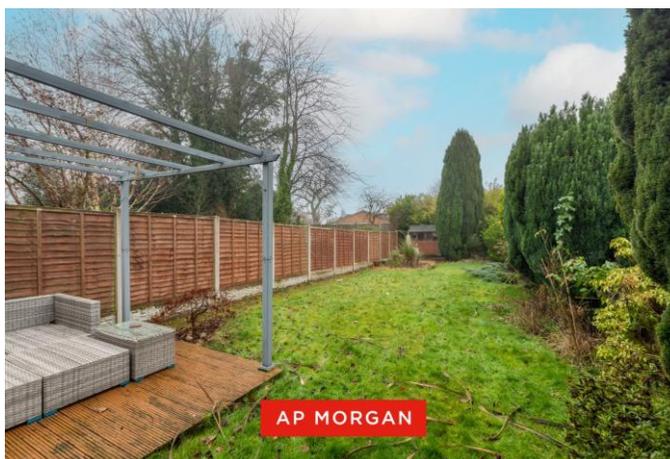
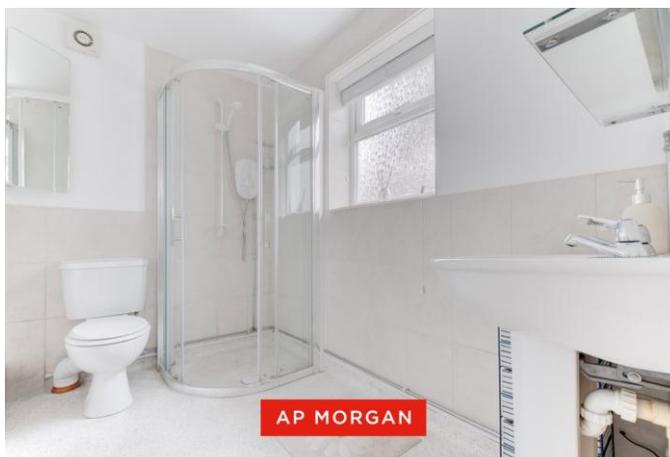
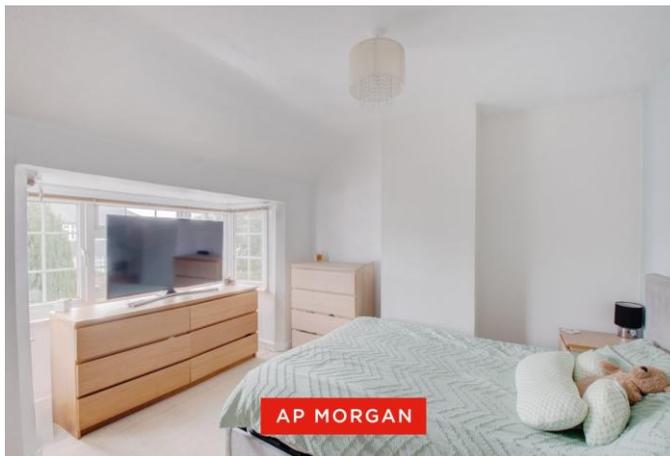
**Bathroom** 7'6" x 6'3" (2.29m x 1.9m)

**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 Wiser 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.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.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.

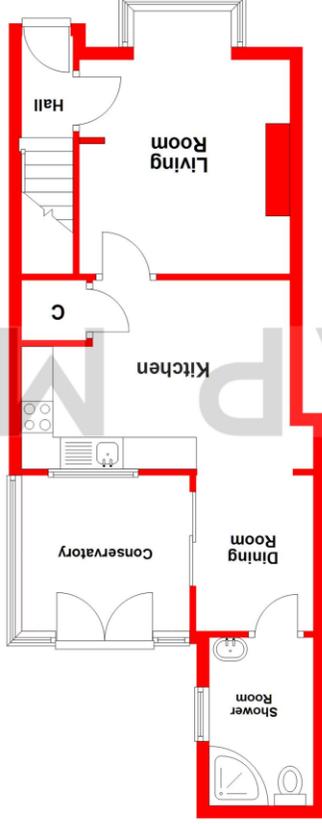
### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

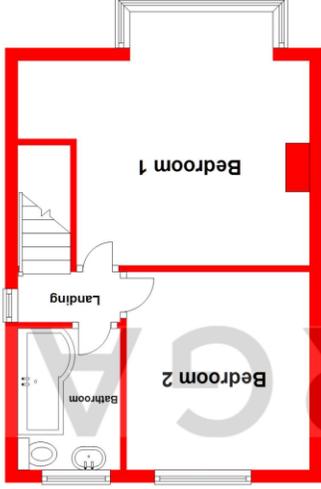
### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

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 Planip.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.