

AP MORGAN



Longmore Road, Shirley, Solihull
Offers Over £500,000

Features:

- Tudor Grange Catchment
- Three Bedroom Semi Detached Home
- Two Reception Rooms
- Spacious Open Plan Kitchen Diner
- Ground Floor & First Floor Shower Rooms
- Annexe in Rear Garden
- Close to Retail Parks, Eateries & Amenities
- Great Transport Links

Description:

GUIDE PRICE £525,000-£540,000

OPPORTUNITY! LOCATION LOCATION - Situated in a highly desirable location is this well-presented three bedroom semi-detached home. get in touch ASAP before its snapped up!

The property is approached via a private driveway providing off-road parking, with a pathway leading to the main entrance.

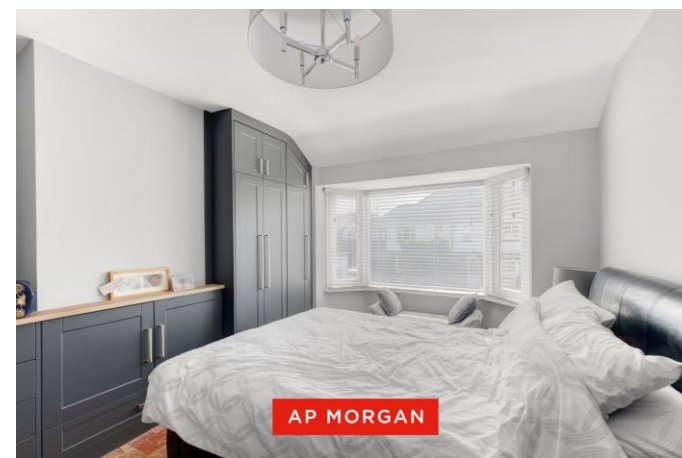
Once inside, the welcoming ground floor briefly comprises: a good sized lounge to the front while there is an impressive open-plan kitchen/diner with ample storage and space for entertaining with direct access to the rear garden.

To the first floor, a central hallway gives access to three well-proportioned bedrooms, including a generous main bedroom, as well as a modern family shower room.

Moving outside, the property enjoys a well-landscaped rear garden, complete with both lawn and patio areas, ideal for relaxing or entertaining. There is a sizeable garden room currently used as an additional entertaining space, gym area and bar.

This property offers an excellent opportunity for families and first-time buyers alike, combining a practical layout with a superb location.

Ideally positioned close to Shirley and Solihull town centres, the property benefits from easy access to a variety of shops, restaurants, and leisure facilities. It also lies within the



catchment area of excellent local schools and provides convenient access to public transport links and motorway networks (M42, M40 & M6).

Details:

Hall

Lounge 13'8" x 11'10" (4.17m x 3.6m) Both Max

Kitchen/Dining Room 24'11" x 22'3" (7.6m x 6.78m)

Shower Room 9'5" x 1.64 (2.87m x 1.64)

Landing

Bedroom 1 14' x 11'2" (4.27m x 3.4m) Both Max

Bedroom 2 11'5" x 11'5" (3.48m x 3.48m)

Bedroom 3 8'3" x 7'1" (2.51m x 2.16m)

Shower Room 8'5" x 6'8" (2.57m x 2.03m)

Garage 13'4" x 6'10" (4.06m x 2.08m)

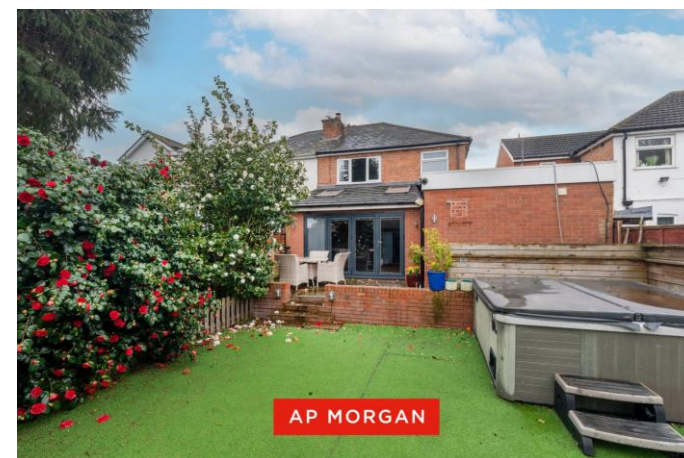
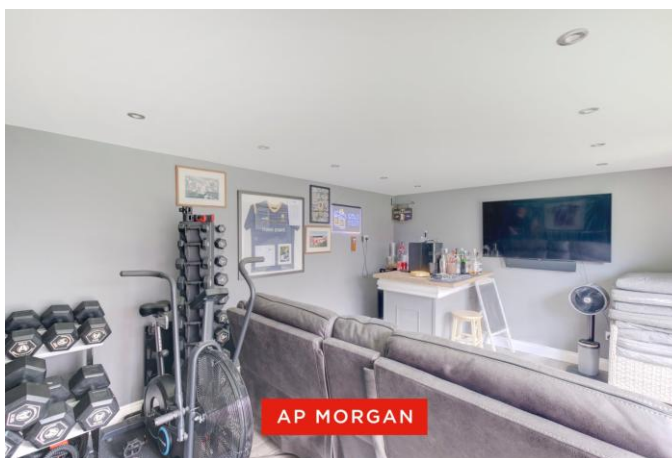
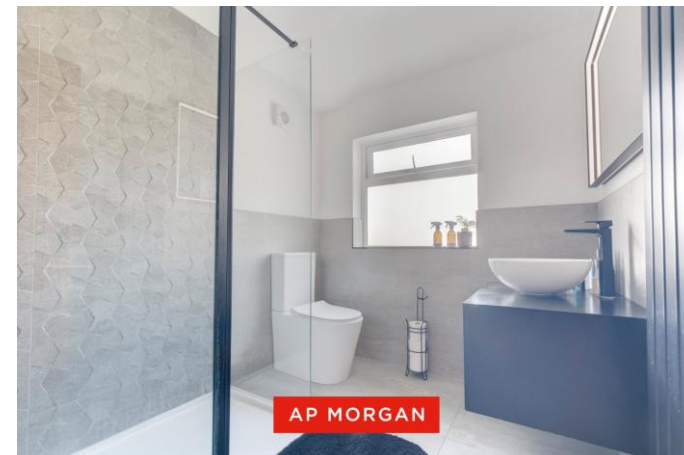
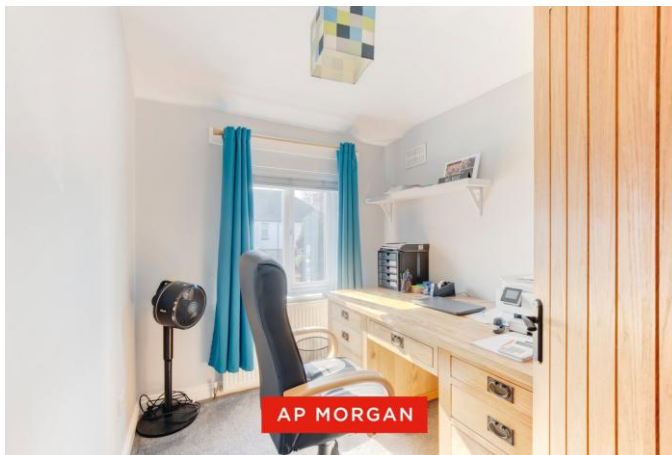
Garden Room 17'10" x 10'9" (5.44m x 3.28m)

EPC Rating: C

Council Tax Band: D (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

Property to sell?

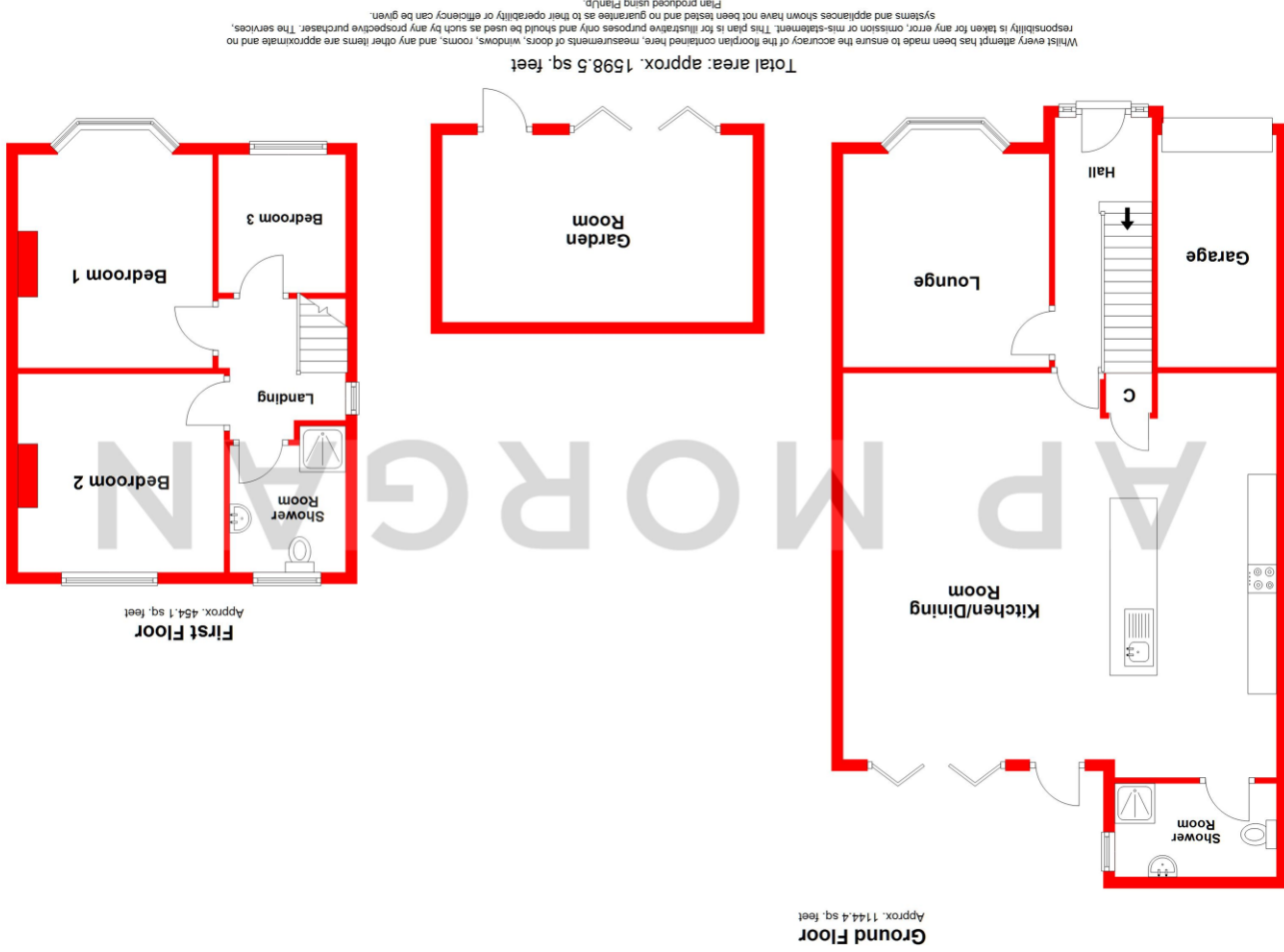
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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