



smarthomes

**Longmore Road**

Shirley

- A Semi-Detached Property
- Three Double Bedrooms
- Large Kitchen & L-Shaped Lounge/Diner
- No Upward Chain
- Re-Fitted Family Bathroom
- Tudor Grange School Catchment

**Offers Over £355,000**

Current EPC Rating - 67 (D)

Current Council Tax Band - D





## Property Description

A semi-detached property situated in the Tudor Grange school catchment area and benefiting from three double bedrooms, large kitchen, L shaped lounge diner, re-fitted family bathroom, separate WC, off-road parking to front and rear, brick built-rear garage and landscaped South/Westerly 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 spoilt 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



## Rooms & Measurements

L Shaped Lounge Diner to Rear - 6.4m x 5.18m (21'0" x 17'0" (max) narrowing to 10' 6"

Kitchen to Rear - 5.31m x 2.24m (17'5" x 7'4")

Guest W.C

Master Bedroom to Rear - 3.15m x 4.09m (10'4" x 13'5")

Bedroom Two to Front - 3.23m x 3.2m (10'7" x 10'6")

Bedroom Three to Rear - 2.84m x 2.92m (9'4" x 9'7")

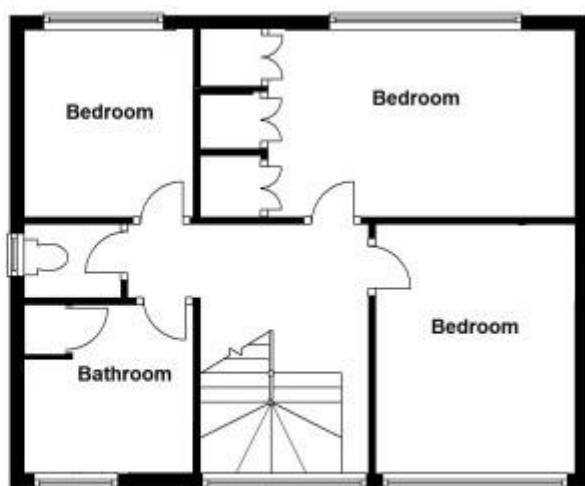
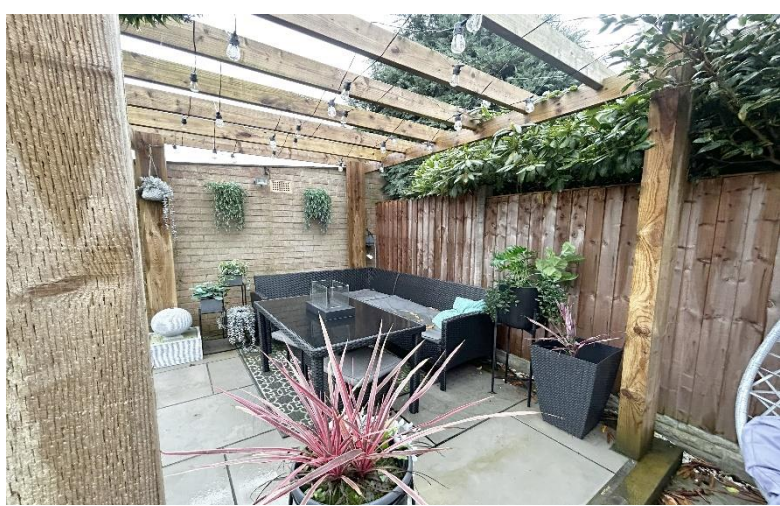
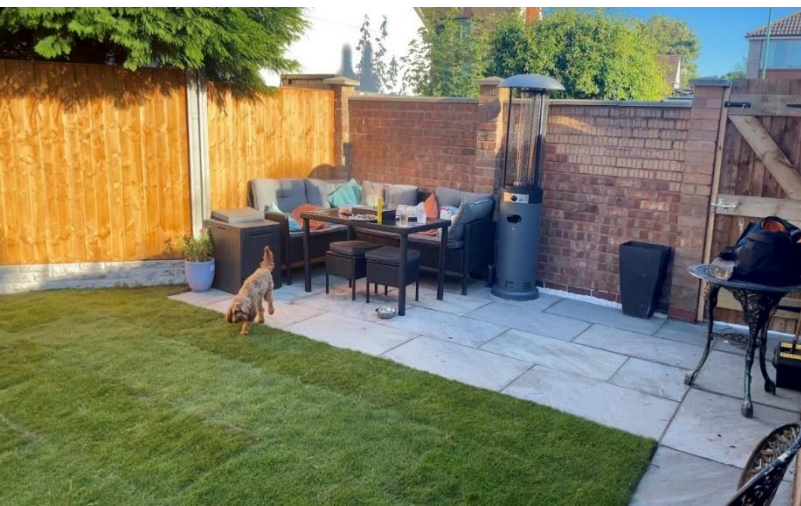
Re-Fitted Family Bathroom

Separate W.C

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 vendor. Current council tax band – D



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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.