



Longmore Road, Shirley

Guide Price £575,000





PROPERTY OVERVIEW

Nestled in a sought-after location, this exceptional semi-detached family home offers spacious and versatile accommodation over three floors. Boasting a total of six bedrooms, this property has been thoughtfully extended to provide ample living space for a growing family.

Upon entering, you are greeted by a spacious hallway with plenty of storage, leading to a bright dual-aspect living room that is flooded with natural light. The well-appointed kitchen/dining room features integrated appliances and leads to a large utility room with a convenient guest cloakroom.

Ascend the stairs to the first floor, where you will find four generously sized bedrooms, with the principal bedroom benefitting from its own ensuite bathroom. The remaining bedrooms are serviced by a stylish family bathroom. Continuing up to the second floor, two further well-proportioned double bedrooms provide flexible living arrangements.

Outside, the property offers a low-maintenance rear garden with a large patio seating area, perfect for outdoor entertaining. To the front, a driveway provides parking for multiple vehicles, adding to the convenience of this wonderful family home.





Offering a peaceful retreat yet moments away from local amenities and schools, this property truly ticks all the boxes for modern family living. Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer.

PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: E

Tenure: Freehold



- Six Bedroom Semi-Detached Family Home
- Thoughtfully Extended & Set Over Three Floors
- Spacious Dual Aspect Living Room
- Open Plan Kitchen / Dining Room
- Six Generously Sized Bedrooms
- Principal Bedroom With En-Suite
- Low Maintenance Rear Garden
- Short Distance To Local Schools & Amenities



ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING ROOM

24' 2" x 11' 10" (7.37m x 3.60m)

KITCHEN / DINING ROOM

21' 11" x 12' 5" (6.69m x 3.79m)

UTILITY ROOM

8' 4" x 7' 4" (2.54m x 2.23m)

WC

FIRST FLOOR

PRINCIPAL BEDROOM

10' 7" x 9' 7" (3.22m x 2.93m)

ENSUITE

11' 7" x 6' 2" (3.53m x 1.87m)

BEDROOM TWO

11' 11" x 11' 4" (3.62m x 3.45m)

BEDROOM THREE

12' 10" x 7' 4" (3.91m x 2.23m)

BEDROOM FOUR

9' 6" x 7' 3" (2.89m x 2.21m)

BATHROOM

6' 7" x 5' 7" (2.01m x 1.69m)

SECOND FLOOR

BEDROOM FIVE

20' 9" x 13' 1" (6.32m x 3.99m)

BEDROOM SIX

13' 2" x 12' 11" (4.02m x 3.93m)

TOTAL SQUARE FOOTAGE

150.0 sq.m (1615 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Free-standing cooker, kitchen extractor, all carpets, some curtains, all blinds, some light fittings and garden shed.

ADDITIONAL INFORMATION

Services – direct mains water, sewers and electricity.
Loft – boarded.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

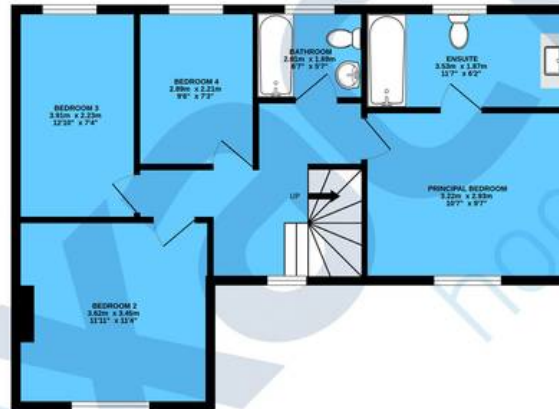
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



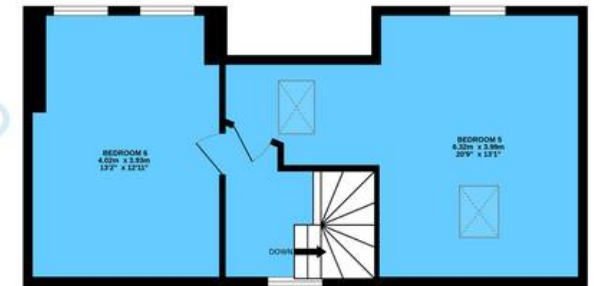
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 150.0 sq.m. (1615 sq.ft.) approx.

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.

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