

AP MORGAN



Longmore Road, Shirley, Solihull
Asking Price £350,000

Features:

- Excellent Location
- Unique Family Home
- Private Driveway
- Great School Catchments
- Well Presented Throughout
- Three Good-Sized Bedrooms
- Open Plan Kitchen/Diner
- Spacious Lounge

Description:

Situated in a quiet and desirable location is this well-presented three bedroom semi-detached home.

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: an impressive open-plan kitchen/diner with ample storage and space for entertaining, and a spacious living room with direct access to the rear garden. A useful understairs closet provides additional storage.

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 shed for additional storage.

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:

Kitchen/Diner 18'1" x 15'10" (5.5m x 4.83m) Both Max

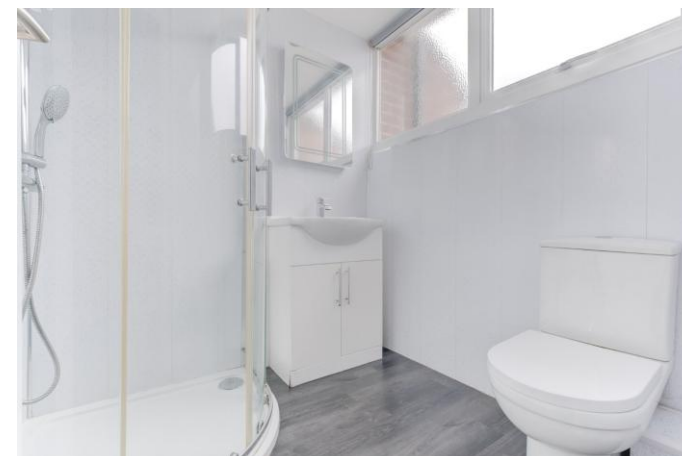
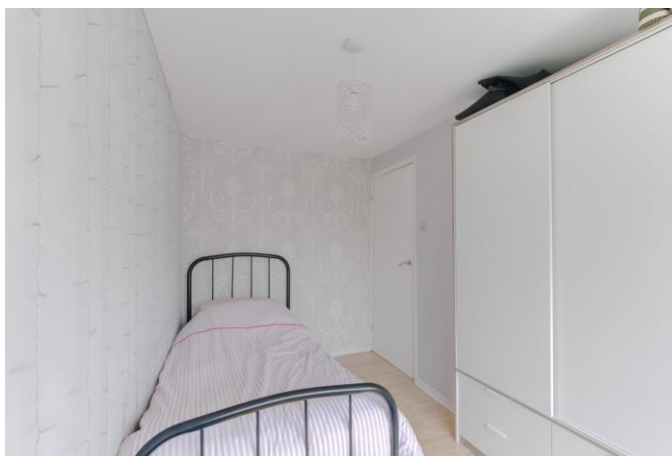
Living Room 20'2" x 15'10" (6.15m x 4.83m) Both Max

Bedroom 1 14'9" x 9'1" (4.5m x 2.77m)

Bedroom 2 15'9" x 6'6" (4.8m x 1.98m)

Bedroom 3 9'10" x 9'10" (3m x 3m) Both Max

Shower Room 5'11" x 5'10" (1.8m x 1.78m)



EPC Rating: C

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.



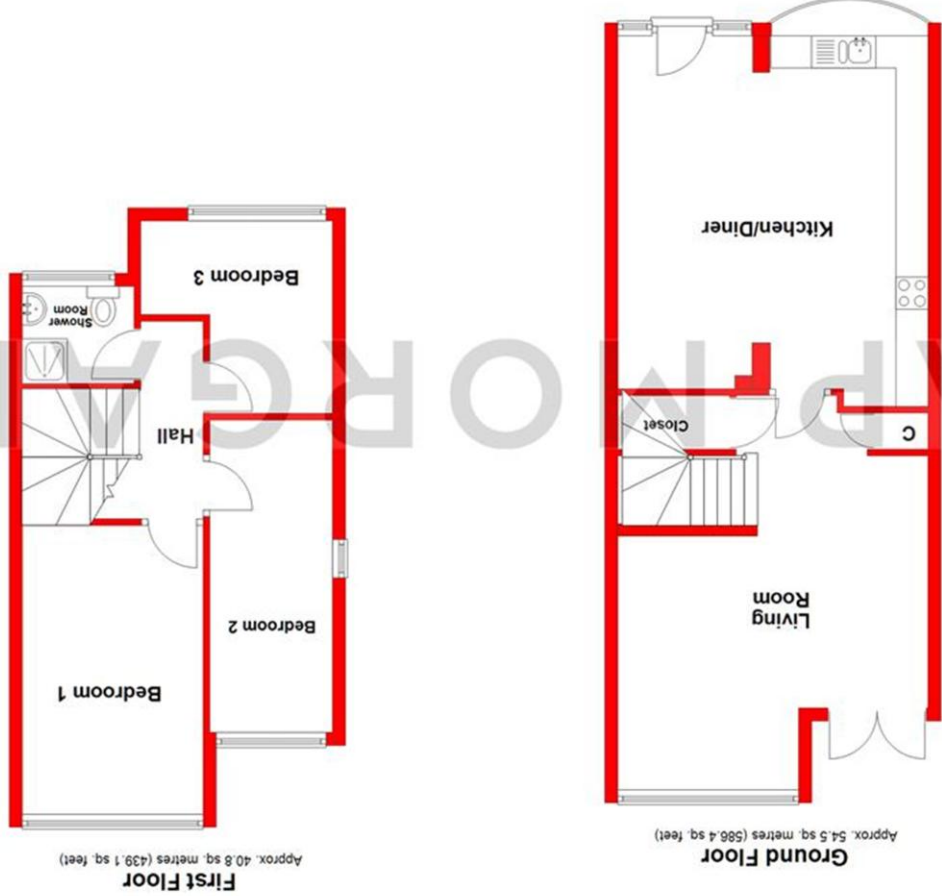
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Total area: approx. 95.3 sq. metres (1025.6 sq. feet)

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 PlanUp.

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