

smarthomes

Langcomb Road

Shirley, Solihull

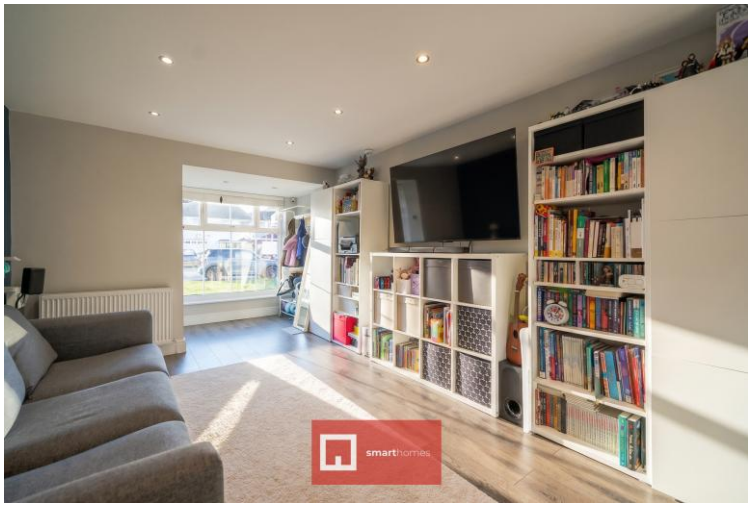
- A Beautifully Presented & Extended Semi-Detached
- Three Double Bedrooms
- Lounge
- Extended Open Plan Kitchen Diner
- Converted Utility
- Four Piece Family Bathroom
- Large South-Westerly Facing Rear Garden

£450,000

Current EPC Rating C

Current Council Tax Band D











Property Description

A beautifully presented and extended three bedroom semi-detached property situated in a quiet cul-de-sac location with accommodation briefly affording lounge, extended open plan kitchen diner, converted utility, guest WC, three double bedrooms, four piece family bathroom, large south-westerly facing rear garden, off-road parking, UPVC double glazing and gas central heating

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 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 Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.







Rooms & Measurements

Entrance Hall

Converted Utility - 4m x 2.4m (13'1" x 7'10")

Lounge to Front - 6.1m x 3.2m (20'0" x 10'5")

Extended Open Plan Kitchen Diner to Rear - 7.2m x 4.8m (23'7" x 15'8")

Guest WC to Side

Bedroom One to Front - 2.9m x 3.6m (to wardrobes) (9'6" x 11'9")

Bedroom Two to Rear - 3.2m x 2.9m (10'5" x 9'6")

Bedroom Three to Front - 2.6m x 2.6m (8'6" x 8'6")

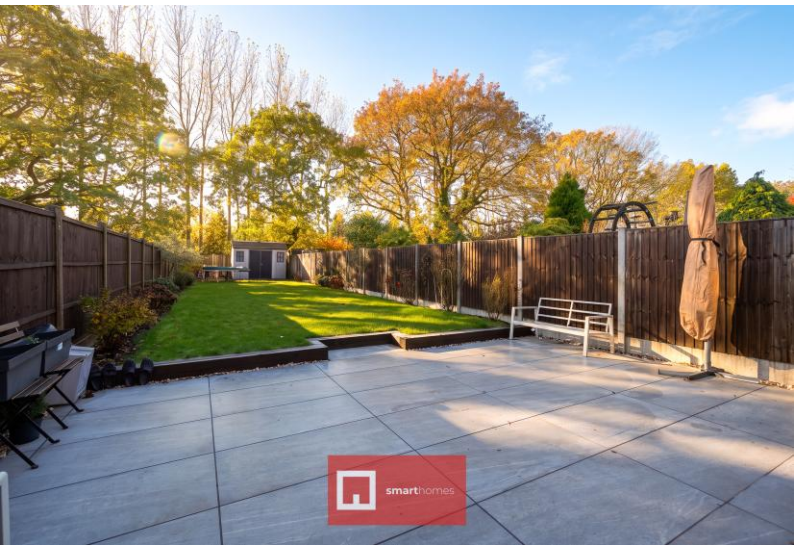
Four Piece Family Bathroom - 2.5m x 2.6m (into shower) (8'2" x 8'6")

Tenure
We are advised by the vendor that the property is freehold. 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 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.