



smarthomes



- A Beautifully Presented and Extended Detached Property
- Five Bedrooms
- Three En-Suites
- Superb Extended Open Plan Family Kitchen/Diner

Burman Road, Shirley, Solihull, B90 2BQ

Offers Over £600,000

A beautifully presented and substantially extended detached family home situated in a most convenient location offering accommodation comprising a lounge, superb extended open plan family kitchen/diner, utility, guest W.C., master bedrooms with en-suite and walk in wardrobe, four further bedrooms, two further en-suites, family bathroom, integral garage, driveway parking and private rear garden with rear workshop. Council Tax Band - E





## Property Description

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 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.

The property is set back from the road behind a block paved driveway providing off road parking with a low level wall to front boundary, pea gravel border, external lighting, cold water tap, gated side access and a composite front door leading into





### **Entrance Hallway**

With Karndean flooring, ceiling spot lights, radiator, stairs leading to the first floor accommodation, two under stairs storage cupboard and door leading off to



### **Lounge to Front**

12' 9" x 11' 5" (3.9m x 3.5m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, picture rail and a living flame gas fire with marble hearth, backdrop and surround

### **Superb Extended Open Plan Family Kitchen/Diner to Rear**

28' 6" max x 28' 2" max (8.7m max x 8.6m max) Being re-fitted with a range of wall, base and drawer units with a Silstone Quartz work surface over incorporating a sink and drainer unit with mixer tap, Grohe Red Due boiling water tap and macerator, further incorporating a 5 ring induction hob with feature extractor hood over. Integrated Siemens appliances including an oven, microwave, microwave oven, coffee machine and two warming drawers. Integrated dishwasher, Karndean flooring, four radiators, ceiling spot lights, wall and ceiling light points, obscure double glazed door to side, powder coated aluminium double glazed sliding patio doors leading to the rear garden and door to





### **Utility**

With fitted wall units and work surface, space and plumbing for washing machine and tumble dryer, Karndean flooring, ceiling spot lights and door to

### **Guest W.C**

Being fitted with a modern white suite comprising a low flush W.C and corner wash hand basin. Tiling to splash back areas, Karndean flooring, chrome heated towel rail and ceiling spot light

### **Landing**

With loft access, ceiling light point and door to

### **Master Bedroom to Rear**

15' 1" x 14' 5" (4.6m x 4.4m) With a double glazed window to rear elevation, radiator, two ceiling light points, picture rail, door to walk in wardrobe and door to

### **En-Suite Bathroom**

Being fitted with a modern white suite comprising of a panelled bath with centralised taps, vanity wash hand basin, large walk in shower enclosure and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and ceiling spot lights

### **Bedroom Two to Rear**

15' 1" x 10' 9" (4.6m x 3.3m) With a double glazed window to rear elevation, radiator, ceiling light point, picture rail, built in wardrobe and door to

### **En-Suite Shower Room**

Being fitted with a modern white suite comprising of a walk in shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and ceiling spot lights

### **Bedroom Three to Front**

13' 5" x 11' 5" (4.1m x 3.5m) With double glazed bay window to front elevation, radiator, picture rail, two ceiling light points and door to

### **En-Suite Shower Room**

Being fitted with a modern white suite comprising of a walk in shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, Karndean flooring and ceiling spot lights

### **Bedroom Four to Front**

15' 1" x 8' 10" (4.6m x 2.7m) With double glazed window to front elevation, radiator, picture rail, built in cupboard and two ceiling light points

### **Bedroom Five to Front**

6' 10" x 6' 6" (2.1m x 2m) With double glazed window to front elevation, picture rail, radiator and ceiling light point

### **Family Bathroom to Side**

8' 10" x 5' 2" (2.7m x 1.6m) Being fitted with a modern white suite comprising of a corner jacuzzi bath, walk in shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window to the side elevation

### **Landscaped Rear Garden**

Being mainly laid to lawn with a composite decked patio and further terrace patio area, panelled fencing to boundaries, timber framed shed and a variety of mature shrubs and bushes. There is a hot tub that may be available via separate negotiation and access to

### **Rear Workshop**

22' 3" x 10' 9" (6.8m x 3.3m) With double opening UPVC doors to rear garden, double glazed windows, three ceiling light points, loft access and external lighting

### Integral Garage

16' 8" x 8' 10" (5.1m x 2.7m) With an electric roller shutter door for vehicular access, stainless steel sink and drainer with mixer tap, wall mounted gas central heating boiler, radiator, ceiling light point and courtesy door to hallway

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.