



smarthomes

## Burman Road

Shirley, Solihull, B90 2BQ

- A Well Presented & Extended Detached Family Home
- Three Bedrooms
- Extended Family Dining Kitchen
- Lounge

**£435,000**

EPC Rating 48

Current Council Tax Band D





## 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 tarmac driveway providing off road parking extending to garage doors and feature canopy porch with original part glazed wooden front door leading through to

#### **Entrance Hallway**

With ceiling light point, radiator, engineered wood flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, coving to ceiling, picture rail, feature obscure window to side and doors leading off to

#### **Lounge to Front**

14' 5" x 11' 1" (4.4m x 3.4m) With double glazed bay window to front elevation, coving to ceiling, picture rail, ceiling light point with decorative rose, wood effect flooring, radiator and part glazed double doors leading through to



#### **Extended Family Dining Kitchen to Rear**

26' 6" x 20' 8" (8.1m x 6.3m) Being fitted with a range of wall, drawer and base units with complementary work surfaces and breakfast bar seating area, sink and drainer unit with mixer tap, tiling to splashback areas, four ring Neff gas hob with extractor canopy over, inset eye-level oven and grill, space and plumbing for washing machine and dishwasher, integrated fridge freezer, three radiators, a range of ceiling light points, part tiled and part wood effect flooring, coving to ceiling, picture rail, wall mounted electric fire, double glazed window to rear, double glazed French doors leading out to the rear garden and door leading into



#### **Guest WC**

Having a vanity sink with drawers beneath, WC with enclosed cistern, panelling to half height, ceiling light point and decorative tiled flooring

#### **Utility Room**

7' 6" x 6' 6" (2.3m x 2.0m) With fitted base units, wood worktops, space for tumble dryer, wall mounted Potterton boiler, decorative flooring, ceiling light point and door to garage/store



#### **Accommodation on the First Floor**

##### **Landing**

With feature obscure glazed window to side, ceiling light point, coving to ceiling, picture rail, loft access and re-conditioned doors leading off to

##### **Bedroom One to Front**

14' 5" x 10' 9" (4.4m x 3.3m) With double glazed bay window to front elevation, radiator, wood effect flooring and ceiling light point



### Bedroom Two to Rear

11' 5" x 10' 5" (3.5m x 3.2m) With double glazed window to rear elevation, radiator and ceiling light point

### Bedroom Three to Front

7' 10" x 7' 2" (2.4m x 2.2m) With double glazed window to front elevation, radiator and ceiling light point

### Family Bathroom to Rear

7' 2" x 7' 2" (2.2m x 2.2m) Being fitted with a three piece white suite comprising; tiled panelled bath with feature centralised wall mounted tap, electric shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to walls, tiled flooring, obscure double glazed window to rear, ladder style radiator and ceiling light point

### Good Size Rear Garden

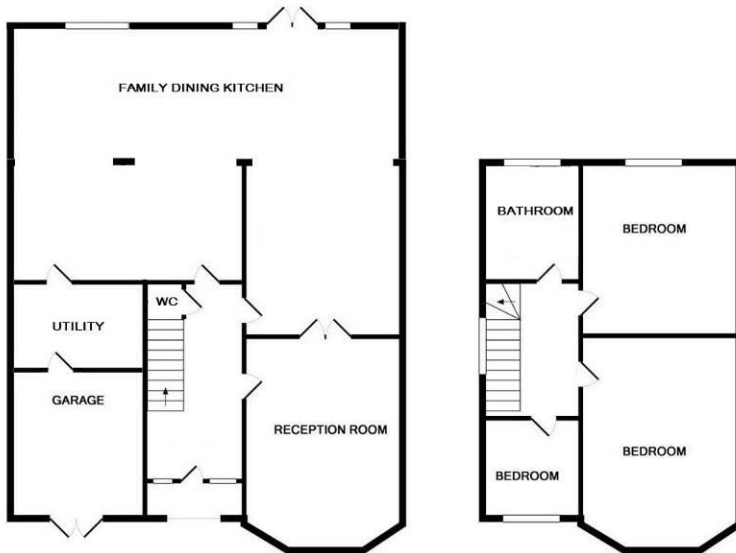
Being mainly laid to lawn with terrace patio, fencing to boundaries, gated side access to driveway, electric power points, outside tap, feature pond, stepping stone pathway, a variety of mature shrubs and bushes, Summer house and aluminium shed

### Garage/Store

8' 10" x 7' 6" (2.7m x 2.3m) With wooden garage doors to driveway

### 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 Nigel Hodges. Current council tax band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(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. 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 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.