



smarthomes



- An Extended Semi Detached Property
- Four Bedrooms
- Spacious Lounge & Conservatory
- Open Plan Family Dining Room & Kitchen
- En-Suite Shower Room & Family Bathroom
- No Upward Chain

Burman Road, Shirley, Solihull, B90 2BG

Offers Over £435,000

An extended semi detached property benefitting from no upward chain, spacious lounge, open plan family dining room and kitchen, conservatory, guest WC, en-suite shower room, family bathroom, garage, good size rear garden and off road parking



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 with block paved borders providing off road parking extending to garage door with courtesy door to garage and canopy porch with obscure glazed hardwood door leading through to

Entrance Hallway

Having tiled flooring to entrance and step up to hardwood flooring, radiator, dado rail, wall lighting, coving to ceiling, stairs leading to the first floor accommodation and doors leading off to



Spacious Lounge to Front

18' 8" into bay x 10' 9" (5.7m x 3.3m) With double glazed bay window to front elevation, radiator, dado rail, coving to ceiling, electric fire with marble hearth and wooden surround, wall lighting and part glazed French doors leading into



Dining Room to Rear

15' 8" x 9' 2" (4.8m x 2.8m) With double glazed sliding patio doors leading into the conservatory, radiator, ceiling light point and opening into

Kitchen to Rear

18' 8" x 6' 10" (5.7m x 2.1m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinet, laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring induction hob with feature extractor over, inset eye-level double oven and microwave, integrated dishwasher, useful pantry, space for fridge, under-cupboard lighting, double glazed window to rear elevation, tiled flooring, ceiling light points and door leading to garage

Conservatory

9' 2" x 9' 6" (2.8m x 2.9m) With double glazed windows, polycarbonate roof, ceiling light, tiled flooring and radiator

Accommodation on the First Floor

Landing

With wall lighting, useful airing cupboard, loft access and doors leading off to

Bedroom One to Rear

13' 9" x 10' 9" into wardrobes (4.2m x 3.3m)
With double glazed window to rear elevation, radiator, wall lighting, a range of fitted furniture and Venetian style swing doors leading into

En-Suite Shower Room to Rear

Being fitted with a three piece white suite comprising shower enclosure with aqua planning and thermostatic rainfall shower, WC with enclosed cistern and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, ladder style radiator, ceiling light point, wall cupboards and shaver socket

Bedroom Two to Front

10' 9" x 11' 9" (3.3m x 3.6m) With double glazed window to front elevation, radiator, ceiling light point, storage cupboard and fitted drawers with desk/vanity area

Bedroom Three to Front

12' 5" up to cupboards x 10' 2" (3.8m x 3.1m)
With double glazed window to front elevation, radiator, ceiling light point and built-in cupboards

Bedroom Four to Rear

10' 2" x 8' 2" (3.1m x 2.5m) With double glazed window to rear elevation, radiator, ceiling light point, vanity wash hand basin and built-in cupboards with over-bed storage

Family Bathroom to Front

7' 2" x 6' 2" max (2.2m x 1.9m) Being fitted with a three piece suite comprising panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, obscure double glazed window to front, tiling to walls, radiator, shaver socket and spot lights to ceiling

Garage

32' 1" x 10' 2" (9.8m x 3.1m) With metal up and over garage door to driveway, courtesy door to driveway, space and plumbing for washing machine, base units with work surface incorporating sink and drainer unit, two ceiling lights, electric power points, door to boiler room housing Worcester Bosch boiler, double glazed door to rear garden and door to guest WC with low flush WC

Good Size Rear Garden

Being mainly laid to lawn with paved patio, decked area, paved pathway leading to pergola, a variety of mature shrubs and bushes, greenhouse and fencing to boundaries

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





316 Stratford Road, Shirley,
Solihull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 744 4144
shirley@smart-homes.co.uk

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.