



smarthomes

## Burman Road

Shirley, Solihull, B90 2BG

- A Well Presented Semi Detached Family Home
- Three Bedrooms
- Through Lounge Diner With Log Burner
- Extended Breakfast Kitchen
- Modern Family Bathroom
- Southerly Facing Rear Garden

Offers Over

**£400,000**

EPC Rating 'TBC'





## 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 extending to garage doors and canopy porch with part glazed wooden front door leading through to

#### **Entrance Hallway**

With wood effect flooring, radiator, ceiling light point, stairs leading to the first floor accommodation and doors leading off to

#### **Through Lounge Diner**

27' 6" into bay x 10' 9" (8.4m x 3.3m) With double glazed bay window to front elevation, double glazed patio doors leading out to the southerly facing rear garden, two radiators, wood effect flooring, two ceiling light points and feature log burning stove with brick surround and hearth



#### **Guest WC**

With contemporary low flush WC, wash hand basin, complementary tiling to splashback areas, ceiling light point and wood effect flooring

#### **Extended Breakfast Kitchen to Rear**

19' 4" x 8' 10" (5.9m x 2.7m) Being fitted with a range of wall, drawer and base units, complementary wooden work surfaces and breakfast bar seating area, inset Belfast style sink with mixer tap, tiling to splashback areas, space for range style cooker with extractor canopy over, space for fridge freezer, integrated dishwasher, spot lights to ceiling, radiator, door to garage, double glazed window to side and double glazed French doors leading out to the Southerly facing rear garden



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

##### **Landing**

With obscure double glazed window to side, ceiling light point, loft access and doors leading off to

##### **Bedroom One to Rear**

13' 1" x 9' 2" (4.0m x 2.8m) With double glazed window to rear elevation, radiator, ceiling light point and a range of built-in wardrobes with mirrored sliding doors



##### **Bedroom Two to Front**

11' 1" x 10' 9" (3.4m x 3.3m) With double glazed window to front elevation, radiator, ceiling light point and a range of built-in cupboards and drawers



### **Bedroom Three to Rear**

9' 6" x 6' 2" (2.9m x 1.9m) With double glazed window to rear elevation, radiator, ceiling light point and cupboard housing Worcester boiler

### **Modern Family Bathroom to Front**

6' 2" x 5' 10" (1.9m x 1.8m) Being fitted with a three piece white suite comprising tiled panelled bath with thermostatic rainfall shower over, additional handheld shower attachment and glazed screen, low flush WC and wall mounted vanity wash basin, obscure double glazed window to front, attractive tiling to walls and floor, ladder style radiator and ceiling light point



### **Useable Loft Space**

Having restricted head height With double glazed window to rear, radiator and spot lights to ceiling

### **Southerly Facing Rear Garden**

Being mainly laid to lawn with paved patio, timber climbing frame, wooden storage area, timber decked area, fencing to boundaries, a variety of mature shrubs and bushes and security lighting

### **Garage**

14' 9" x 7' 6" (4.5m x 2.3m) With double garage doors to driveway, space and plumbing for washing machine and tumble dryer and ceiling light point

### **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.