



smarthomes



- An Impressive Detached Family Home
- Eight Bedrooms
- Seven Bathrooms
- Three Reception Rooms

Burman Road, Shirley, Solihull, B90 2BQ

Offers Over £800,000

An impressive, spacious & versatile detached family home in a popular location benefitting from no upward chain, eight bedrooms, seven bathrooms, three reception rooms, dining kitchen, utility room, private rear garden with out-building and off road parking.

EPC Rating – 72

Council Tax Band - F



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 obscure glazed composite door to side passage, roller shutter garage door to storage area, exterior sockets and lighting, gated side access to rear garden and composite front door leading through to

Enclosed Porch

With double glazed windows, slate tiled flooring, lighting and oak door leading through to

Entrance Hallway

With double glazed window to front, engineered wood flooring, radiator, ceiling light point, stairs leading to the first floor accommodation and doors leading off to





Reception Room One to Front

14'0" x 13'0" (4.27m x 3.96m) With double glazed bay window to front elevation, radiator, dado rail, coving to ceiling, ceiling light point with decorative rose and feature fireplace with log burner, brick hearth and decorative wooden surround

Reception Room Two to Rear

17'0" x 12'11" (5.18m x 3.94m) With double glazed sliding patio doors leading out to the private rear garden, wooden flooring, two radiators, coving to ceiling, ceiling light point with decorative rose and wall lighting



Reception Room Three

17'0" x 10'0" (5.18m x 3.05m) With double glazed window to side, two ceiling light points, wall lighting, radiator, wooden flooring and part glazed wooden French doors leading through to

Dining Kitchen to Rear

21'0" x 13'0" (6.4m x 3.96m) Being fitted with a range of wall, drawer and base units incorporating display shelving and wine rack with complementary wooden work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, six ring range style cooker with stainless steel splashback and extractor canopy over, integrated dishwasher, space for American style fridge freezer, under-cupboard lighting, spot lights to ceiling, wall lighting, two double glazed window to rear, tiled flooring, radiator and double glazed door leading out to the rear garden



Shower Room

10' 0" x 7' 0" (3.05m x 2.13m) Being fitted with a three piece white suite comprising walk-in double shower with thermostatic shower and floor drain, low flush WC and vanity wash hand basin, complementary tiling to walls and floor, ladder style radiator, extractor and ceiling light point

Utility Room

10' 0" x 6' 0" (3.05m x 1.83m) With double glazed window to side elevation, space and plumbing for washing machine and tumble dryer, radiator, wall mounted Worcester Bosch boiler, tiling to floor and ceiling light point

Inner Lobby

With tiled flooring and two ceiling light points

Shower Room

6' 0" x 5' 0" (1.83m x 1.52m) Being fitted with a three piece white suite comprising corner shower cubicle with thermostatic shower, low flush WC and corner pedestal wash hand basin, complementary tiling to water prone areas and floor, ladder style radiator, wall lighting and ceiling light point

Pantry

6' 0" x 4' 0" (1.83m x 1.22m) With obscure double glazed window to side, tiled flooring, ceiling light point and wall mounted Worcester Bosch boiler

Accommodation on the First Floor

Landing

With double glazed window to front elevation, stairs leading to the second floor accommodation, spot lights to ceiling, wall lighting and doors leading off to

Bedroom One to Rear

12' 0" x 12' 0" (3.66m x 3.66m) With double glazed window to rear elevation, radiator, ceiling light point, wooden flooring, fitted wardrobes with sliding mirrored doors and door leading into

Re-Fitted En-Suite Bathroom

6' 0" x 6' 0" (1.83m x 1.83m) Being re-fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic rainfall shower over, handheld shower attachment and glazed screen, low flush WC and vanity wash hand basin, complementary tiling to walls, feature radiator, contemporary tiled flooring, extractor and spot lights to ceiling

Bedroom Two to Front

14' 0" into bay x 11' 0" up to wardrobes (4.27m x 3.35m) With double glazed bay window to front elevation, radiator, wooden flooring, spot lights to ceiling, picture rail and built-in wardrobes with mirrored sliding doors

Bedroom Three to Front

14' 0" x 11' 0" (4.27m x 3.35m) With double glazed bay window to front elevation, polished exposed floorboards, radiator, ceiling light point, vanity sink and fitted wardrobes with mirrored sliding doors

Bedroom Four

10' 0" x 10' 1" (3.05m x 3.07m) With double glazed window to side elevation, radiator, ceiling light point and door leading into

Re-Fitted En-Suite Shower Room

7' 0" x 5' 0" (2.13m x 1.52m) Being re-fitted with a three piece white suite comprising shower cubicle with thermostatic shower, low flush WC and vanity sink, obscure double glazed window, complementary tiling to water prone areas and floor, feature radiator, extractor, ceiling spot lights and sliding door to wardrobe ideal for storage

Bedroom Five to Rear

13' 0" x 10' 0" (3.96m x 3.05m) With double glazed window to rear elevation, radiator, spot lights to ceiling, polished floorboards and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising shower cubicle with thermostatic shower, low flush WC and vanity wash hand basin, complementary tiling to water prone areas and floor, radiator, extractor and ceiling light point

Bedroom Six to Rear

18' 0" x 10' 0" (5.49m x 3.05m) With double glazed window to rear elevation, radiator, ceiling spot lights, polished floorboards, built-in wardrobe with mirrored sliding doors and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin, complementary tiling to water prone areas and floor, radiator, extractor and ceiling light point

Four Piece Family Bathroom

8' 0" x 7' 0" (2.44m x 2.13m) Being fitted with a four piece white suite comprising; freestanding roll top bath, low flush WC, pedestal wash hand basin and shower cubicle with thermostatic shower, obscure double glazed window to side, tiling to water prone areas and floor, ladder style radiator, shaver socket, extractor and spot lights to ceiling

Accommodation on the Second Floor

Landing

With ceiling light point and doors leading off to

Bedroom Seven to Rear

13'0" x 10'0" with some restricted head height (3.96m x 3.05m) With Velux window to rear, two ceiling light points and useful eaves storage

Bedroom Eight

14'0" x 12'0" (4.27m x 3.66m) With Velux window to side, ceiling light point and door leading into boarded loft space with electric points

WC

With low flush WC and wash hand basin

Private Rear Garden

Being mainly laid to lawn with extensive block edged paved patio wrapping to the side and storage area, timber decked terrace, fencing to boundaries, hedgerow borders, a variety of mature shrubs and bushes, aluminium storage shed, wood storage area, security lighting and brick built out building

Out-Building

15'0" x 11'0" (4.57m x 3.35m) A versatile brick built building ideal for a home office with double glazed windows, power points and ceiling light point

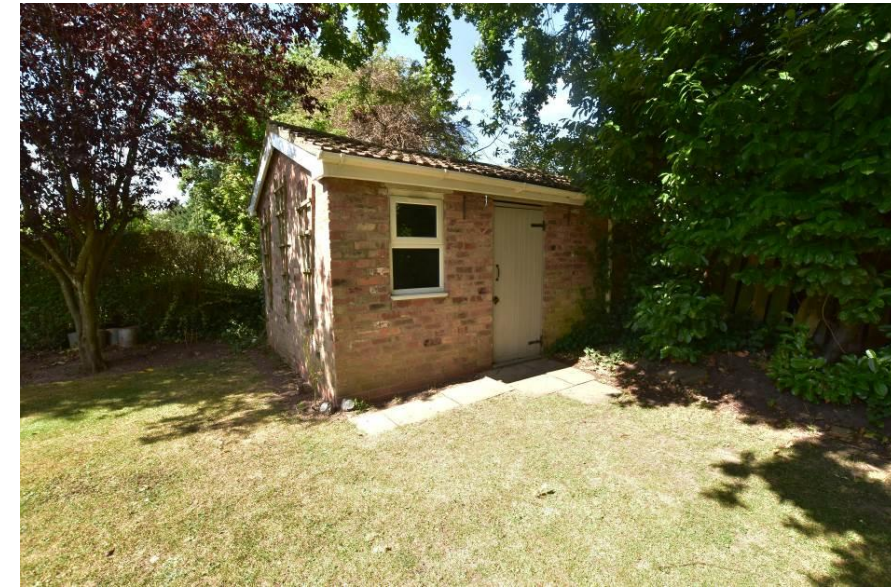
Tenure

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 vendor. Current council tax band – F.









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