



smarthomes



- Five Bedrooms
- Impressive Family Dining Kitchen
- Master Bedroom With En-Suite
- Four Piece Family Bathroom
- Guest Shower Room
- South West Facing Rear Garden
- No Upward Chain

Burman Road, Shirley, Solihull, B90 2BQ

£575,000

A beautifully presented & extended link detached property benefitting from; no upward chain, lounge, superb family dining kitchen, guest shower room, utility room, five bedrooms, spacious master bedroom with en-suite shower room, four piece family bathroom, South West facing rear garden, garage and off road parking. EPC Rating – 66. 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 tarmac driveway providing off road parking extending to roller shutter garage door, external lighting and composite front door leading into



Enclosed Porch

With double glazed windows, tiled flooring, power points, lighting and hardwood door leading through to

Entrance Hallway

With feature windows to front, spot lights to ceiling, radiator, wood effect flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and attractive oak doors leading off to



Impressive Family Dining Kitchen to Rear

22' 7" x 20' 0" (6.9m x 6.1m) The kitchen area has been fitted with an attractive range of wall, drawer and base units with complementary Quartz work surfaces and matching upstands, inset sink with mixer tap and hot tap, four ring Bosch gas hob with glazed splashback and extractor canopy over, inset eye-level Bosch double oven and grill, integrated dishwasher and fridge freezer, under-cupboard lighting, breakfast bar seating area, double glazed window to rear and tiled flooring extending through to family areas with two radiators, feature lighting, vaulted ceiling with three Velux windows, UPVC double glazed folding doors leading out to the South West facing rear garden and oak door leading through to



Utility Room

18' 0" x 7' 6" (5.5m x 2.3m) With UPVC obscure double glazed door leading out to the rear garden, vaulted ceiling with Velux window, wood effect flooring, space and plumbing for washing machine and tumble dryer, spot lights to ceiling, radiator, laminate work surface, wall units, door to inner lobby and door leading into

Guest Shower Room to Rear

Being fitted with a three piece white suite comprising shower enclosure with thermostatic rainfall shower, low flush WC and vanity wash hand basin, complementary tiling to walls, wood effect flooring, obscure double glazed window to rear, ladder style radiator, spot lights to ceiling and extractor

Inner Lobby

Housing Vaillant boiler with further door leading through to garage

Lounge to Front

12' 9" into bay x 11' 5" (3.9m x 3.5m) With double glazed bay window to front elevation, coving to ceiling, radiator, ceiling light point and gas fireplace with stone surround and granite hearth

Accommodation on the First Floor

Landing

With ceiling light point, Velux window, ceiling spot lights, two radiators, double glazed window to front elevation, stairs leading to the second floor accommodation and doors leading off to

Bedroom Two to Front

13' 5" into bay x 9' 2" (4.1m x 2.8m) With double glazed bay window to front elevation, radiator, coving to ceiling, spot lights to ceiling and built-in wardrobes

Bedroom Three to Rear

12' 1" x 11' 5" (3.7m x 3.5m) With double glazed window to rear elevation, radiator, coving to ceiling and spot lights to ceiling

Bedroom Four

11' 1" x 5' 6" with restricted head height (3.4m x 1.7m) With Velux window, radiator and spot lights to ceiling

Bedroom Five to Rear

8' 2" x 5' 6" (2.5m x 1.7m) With double glazed window to rear elevation, Velux window, radiator and spot lights to ceiling

Four Piece Family Bathroom to Rear

8' 2" x 6' 6" (2.5m x 2.0m) Being fitted with a four piece white suite comprising; corner panelled bath with shower attachment, low flush WC, vanity wash hand basin and corner shower enclosure with thermostatic shower, obscure double glazed window to rear, complementary tiling to walls and floor, ladder style radiator, extractor and spot lights to ceiling

Accommodation on the Second Floor

Landing

With Velux window and door leading through to

Spacious Master Bedroom

15' 5" x 15' 1" (4.7m x 4.6m) With double glazed window to rear elevation, two Velux windows, radiator, spot lights to ceiling, storage cupboards to eaves and door leading into

En-Suite Shower Room to Rear

Being fitted with a three piece white suite comprising over-sized corner shower cubicle with thermostatic rainfall shower and additional handheld shower attachment, low flush WC and vanity wash hand basin, obscure double glazed window to rear, complementary tiling to walls and floor, ladder style radiator, extractor and spot lights to ceiling

South West Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, additional paved terrace to rear, mature shrubs and trees and fencing to boundaries

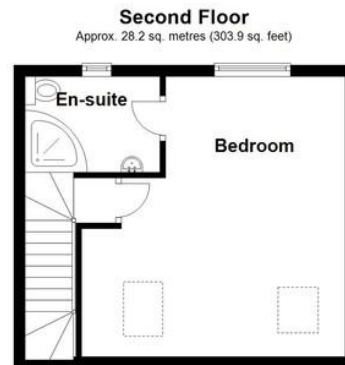
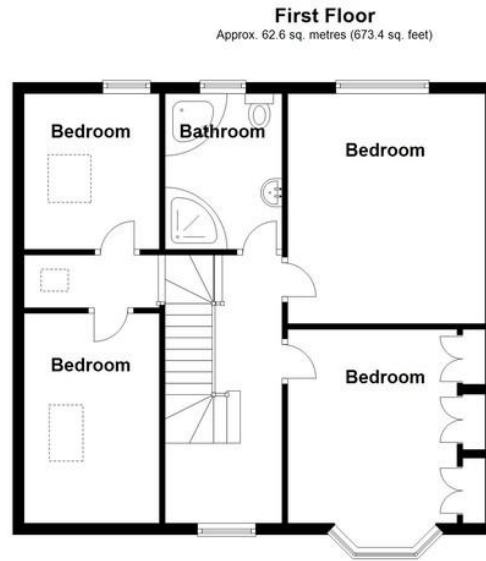
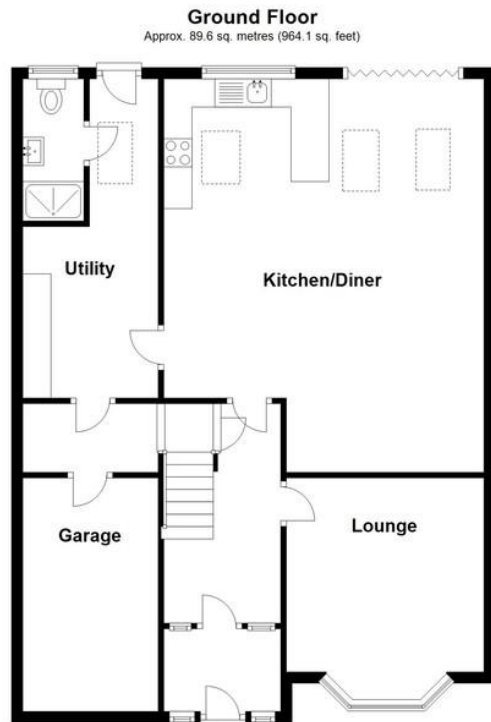
Garage

13' 1" x 9' 2" (4.0m x 2.8m) With electric roller shutter garage door to driveway 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. Current council tax band - E





Total area: approx. 180.4 sq. metres (1941.4 sq. feet)



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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 are 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.