



smarthomes



- An Extremely Well Presented & Extended Detached Family Home

- Three Bedrooms

- Two Spacious Reception Rooms

- Planning Consent for a Ground Floor & First Floor Wrap Around Extension

Burman Road, Shirley, Solihull, B90 2BQ

£465,000

An extremely well presented and extended detached family home situated in a most convenient location and benefiting from planning consent for a ground floor and first floor wrap around extension. Offering accommodation comprising a spacious lounge, extended family dining room, extended fitted kitchen, utility room, guest W.C, study, three bedrooms, modern family bathroom, extensive South/Westerly facing rear garden, side garage and driveway parking. Council Tax Band – D. EPC Rating - 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 block edged gravel driveway providing off road parking with planted shrub borders and a storm porch with double opening UPVC double glazed doors leading into



Enclosed Porch

With ceiling spot lights and a further UPVC double glazed door with matching side windows leading to

Entrance Hallway

With wall lighting, laminate flooring, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and glazed door leading off to



Spacious Lounge to Front

19' 0" x 11' 9" (5.8m x 3.6m) With UPVC double glazed bay window to front elevation, wall mounted radiator, wall and ceiling light points, laminate flooring and a feature fireplace with living flame gas fire

Extended Fitted Kitchen to Rear

16' 8" x 7' 10" (5.1m x 2.4m) Being fitted with a range of wall, base and drawer units with a wooden work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Space for freestanding Range style cooker with extractor hood over, space and plumbing for dishwasher and integrated fridge. Tiling to splash back areas, laminate flooring, radiator, ceiling spot lights, a double glazed window to the rear aspect, glazed door to study/snug and opening into



Extended Family Dining Room to Rear

15' 1" x 9' 10" (4.6m x 3m) With UPVC double glazed patio doors with matching side windows leading to rear garden, laminate flooring, wall mounted radiator and ceiling spot lights

Study/Snug

12' 9" x 8' 6" (3.9m x 2.6m) With ceiling light point, radiator, door to garage and door to

Utility Room

5' 10" x 5' 6" (1.8m x 1.7m) With space and plumbing for washing machine, fitted shelving, obscure UPVC double glazed door and window to rear, laminate flooring, ceiling light point and door to

Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and wall mounted wash hand basin. Obscure UPVC double glazed window to rear, tiling to splash back areas, laminate flooring, radiator and ceiling light point

Landing

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

Bedroom One to Front

13' 9" x 9' 6" (4.2m x 2.9m) With double glazed bay window to front elevation, radiator, built in wardrobes with sliding doors and ceiling light point

Bedroom Two to Rear

12' 5" x 9' 10" (3.8m x 3m) With double glazed window to rear elevation, radiator, laminate flooring and ceiling light point

Bedroom Three to Rear

7' 10" x 7' 6" (2.4m x 2.3m) With double glazed window to rear elevation, laminate flooring, radiator and ceiling light point

Modern Family Bathroom to Front

8' 6" x 5' 6" (2.6m x 1.7m) Being fitted with a modern white suite comprising of a P shaped panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the front elevation

Extensive South/Westerly Facing Garden

Being mainly laid to lawn with paved patio area, planted shrubs and bushes, timber framed shed and panelled fencing to boundaries

Garage


14' 5" x 9' 10" (4.4m x 3m) Located at the side of the property with an up and over door and courtesy door to property frontage, wall mounted gas central heating boiler, ceiling light point and courtesy door to study

Planning Consent

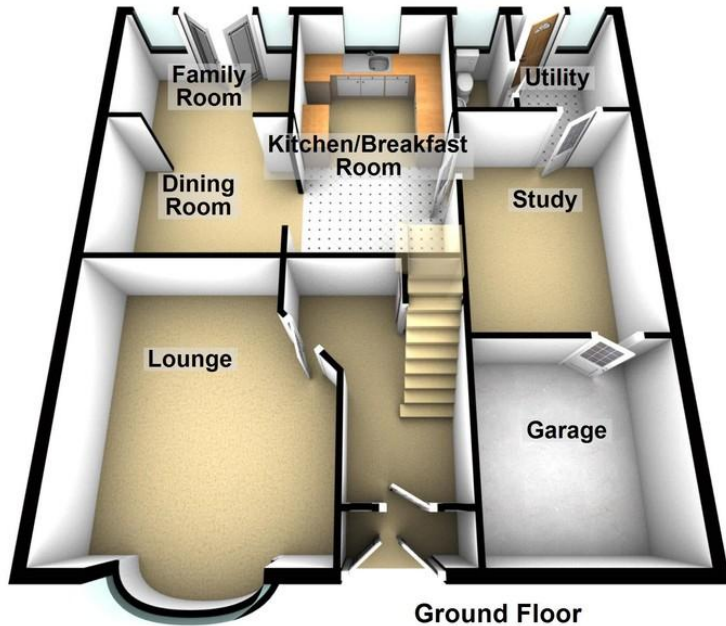
We are further advised by the vendor that the property benefits from planning consent for a ground floor first floor wrap around extension to add an extra bedroom, master bedroom extension with en-suite and re-configuration of the ground floor accommodation

Tenure

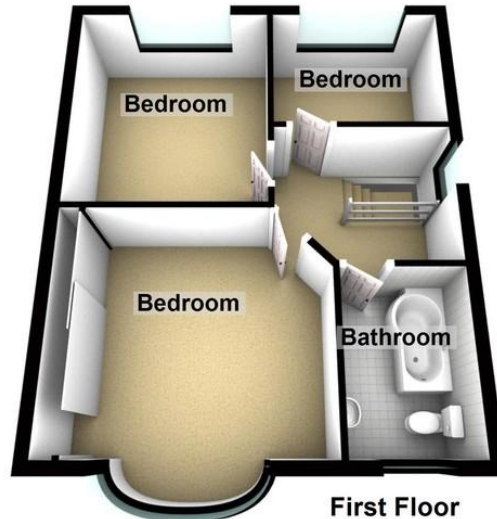
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – D

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | | |
| (39-54) | E | 47 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  | |





Ground Floor



First Floor



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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.