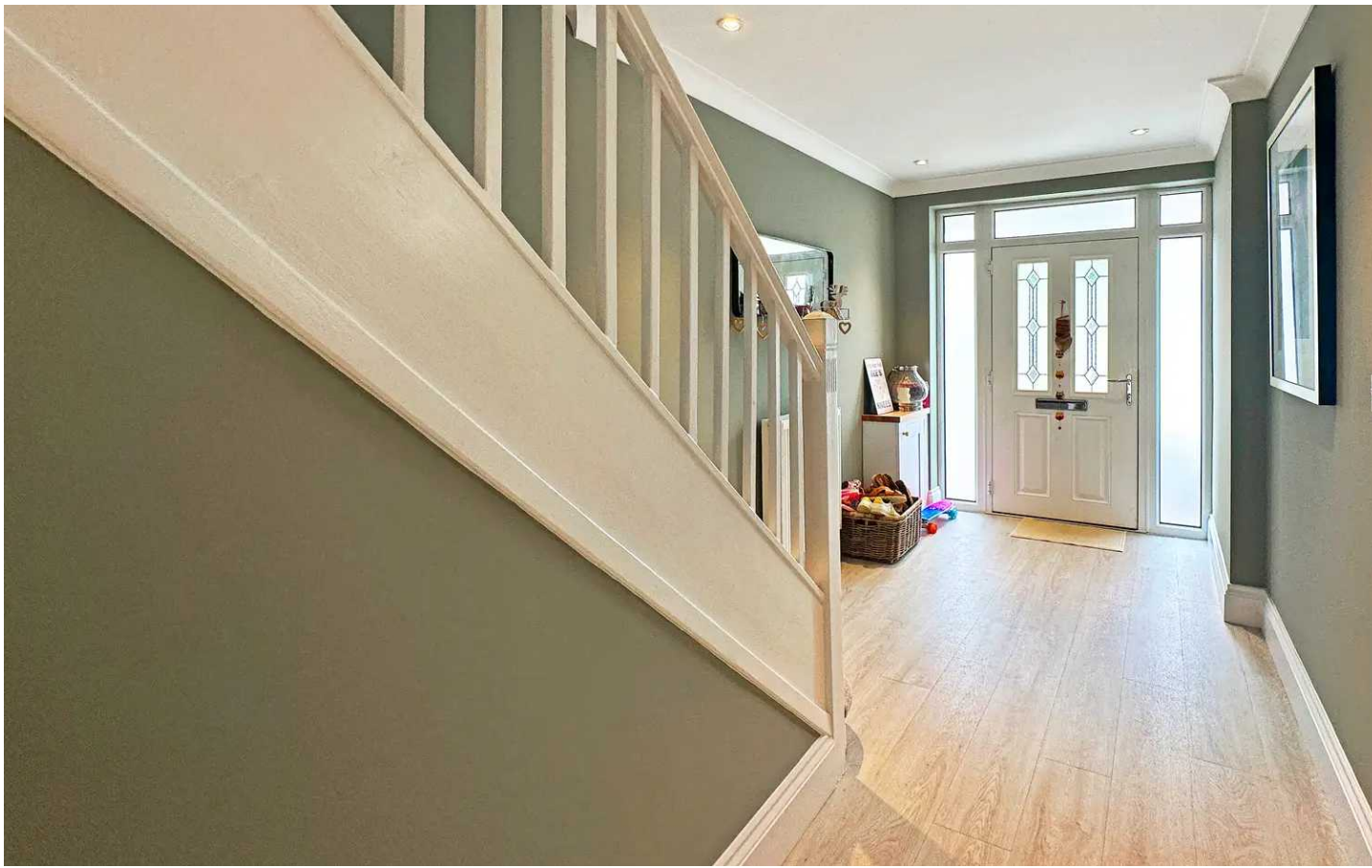




Burman Road, Shirley

Guide Price £499,950





PROPERTY OVERVIEW

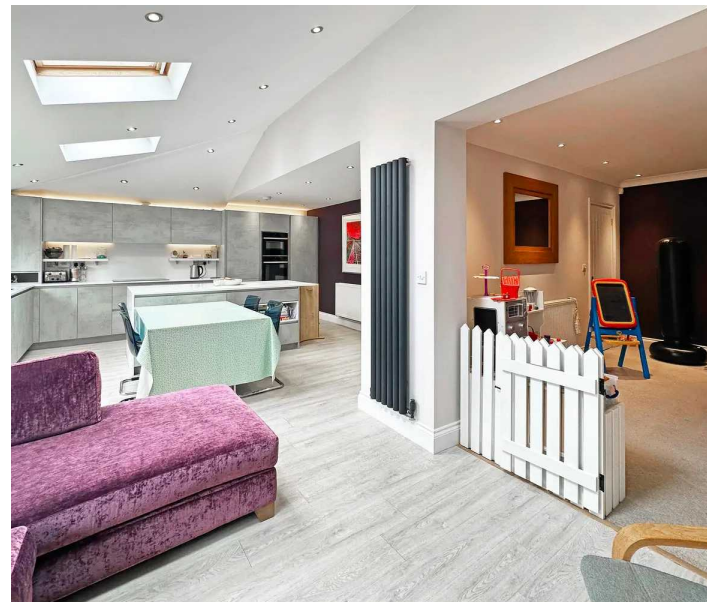
A fantastic opportunity to purchase this impressive four bedroom extended semi-detached, which must be viewed internally to be appreciated. This property is being immaculately maintained throughout and benefits from gas central heating, double glazing and has the added attraction of a large extended kitchen/dining/family room with a bespoke kitchen. This property offers spacious family accommodation throughout and briefly comprises of: entrance hall, living room, playroom/snug, superb luxury fitted kitchen/dining/family room, shower room, home office, four bedrooms, ensuite shower room, family bathroom and private large rear garden.





PROPERTY LOCATION

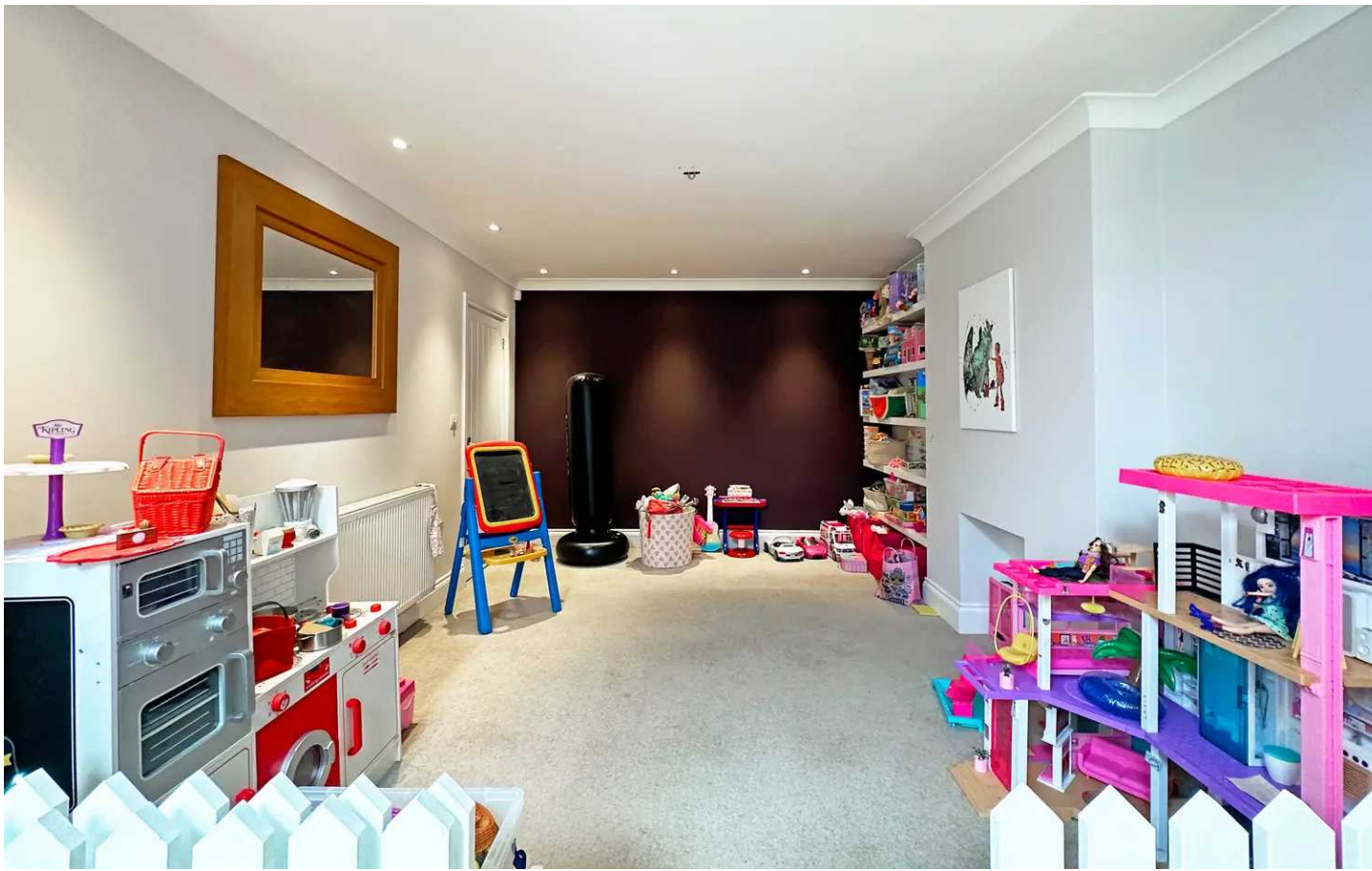
Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford Upon Avon.



Council Tax band: D

Tenure: Freehold

- Four Bedroom Extended Semi Detached
- Immaculately Maintained Throughout
- Internal Viewing Essential
- Spacious Family Accommodation
- Two Reception Rooms
- Large Open Plan Kitchen/Family/Dining Room
- Home Office With External Door
- Ensuite Shower Room
- Large Garden

**ENTRANCE HALL**

17' 0" x 6' 5" (5.19m x 1.96m)

LIVING ROOM

13' 10" x 10' 10" (4.22m x 3.31m)

PLAYROOM/SNUG ROOM

13' 10" x 10' 10" (4.22m x 3.31m)

KITCHEN/DINING/FAMILY ROOM

27' 4" x 21' 12" (8.34m x 6.7m)

SHOWER ROOM

6' 5" x 6' 6" (1.96m x 1.98m)

HOME OFFICE

12' 11" x 9' 9" (3.93m x 2.98m)

FIRST FLOOR**BEDROOM ONE**

16' 6" x 8' 2" (5.04m x 2.48m)

ENSUITE SHOWER ROOM

7' 5" x 5' 6" (2.25m x 1.68m)

BEDROOM TWO

10' 6" x 13' 11" (3.21m x 4.24m)

BEDROOM THREE

12' 0" x 10' 4" (3.67m x 3.15m)

BEDROOM FOUR

9' 8" x 6' 11" (2.94m x 2.11m)

BATHROOM

7' 1" x 5' 7" (2.17m x 1.69m)





OUTSIDE THE PROPERTY

NORTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, extractor, Neff microwave, fridge freezer, dishwasher, all carpets, some curtains, some blinds and garden shed.

ADDITIONAL INFORMATION

Services: main gas, electricity and mains sewers.
Broadband: Virgin. Loft Space: boarded and lighting

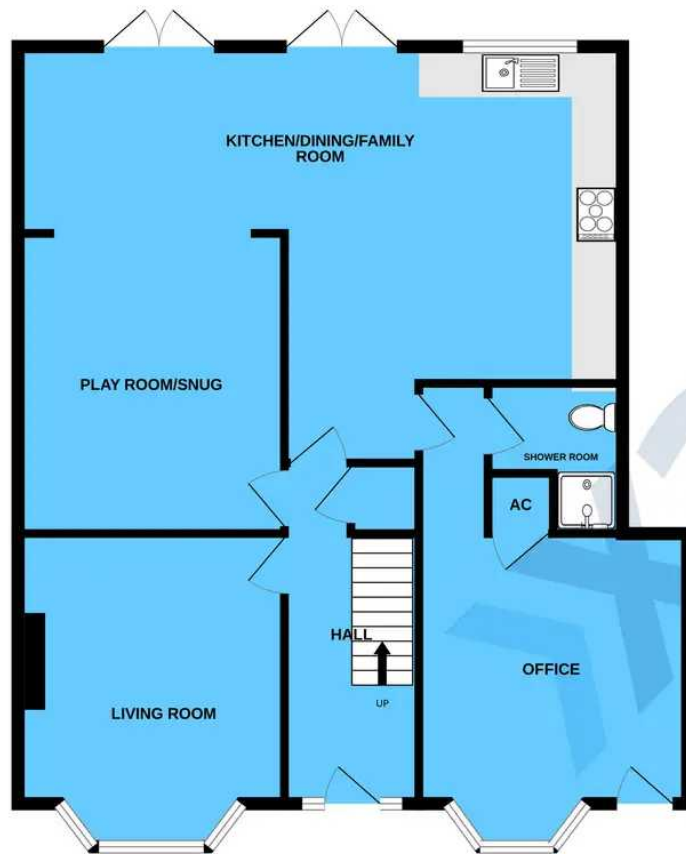
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

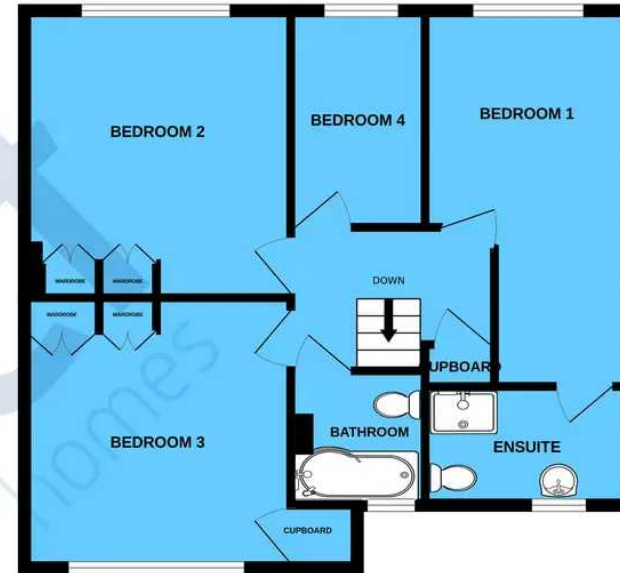




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SALES & LETTINGS

