



19 BURNTHURST CRESCENT, SHIRLEY, SOLIHULL, B90 4UJ

ASKING PRICE OF £359,950

EPC: D Council Tax Band: D



Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Detached Bungalow
- Two Bedrooms
- Spacious Lounge
- Further Scope for Development (STPP)
- Sought After Location
- Cul de Sac Position
- Southerly Aspect Rear Garden
- Conservatory



A well presented two bedroom detached bungalow with further scope for development (STPP) enjoying a cul de sac position within a sought after location. The property benefits from having a gas central heating and double glazing. The accommodation briefly comprises; entrance hall, large living room, kitchen, conservatory, two bedrooms, bathroom/wc, fore garden, driveway with further secure gated off-road parking leading to garage, enclosed southerly aspect rear garden. No Upward Chain.



ENTRANCE HALL

LARGE LIVING ROOM 18' 2" x 10' 9" (5.54m x 3.28m)

KITCHEN 10' 7" x 5' 10" (3.23m x 1.78m)

CONSERVATORY 7' 3" x 7' 8" (2.21m x 2.34m)

BEDROOM ONE 13' 2" x 7' 10" (4.01m x 2.39m)

BEDROOM TWO/DINING ROOM 8' 10" x 8' 10" (2.69m x 2.69m)



BATHROOM/WC 5' 10" x 6' 2" (1.78m x 1.88m)

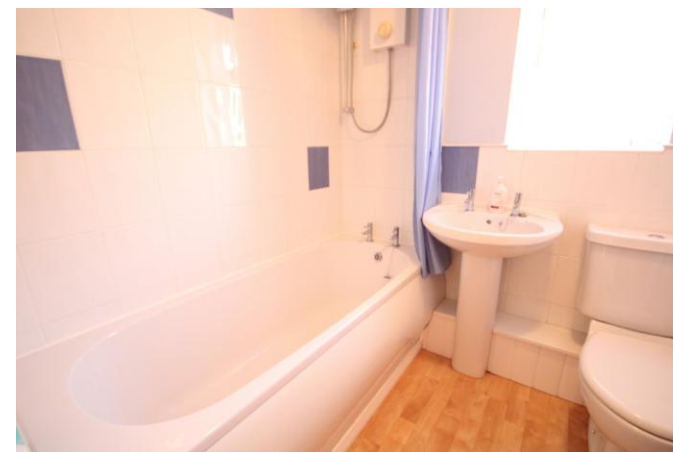
FORE GARDEN

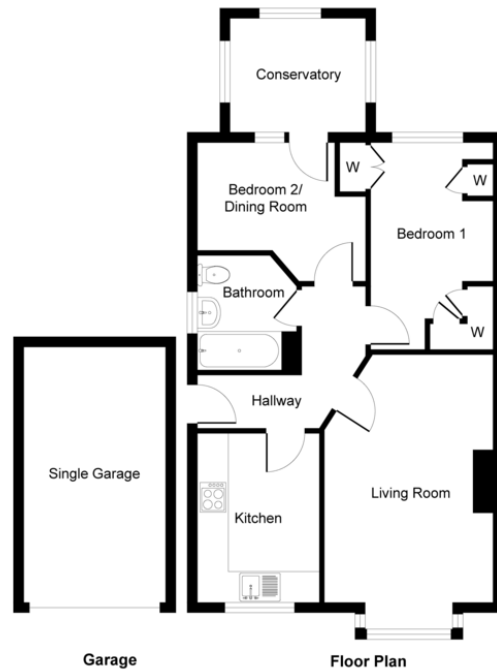
DRIVEWAY with further secure gated off-road parking leading to:

GARAGE 16' 3" x 9' 1" (4.95m x 2.77m)

ENCLOSED SOUTHERLY ASPECT REAR GARDEN

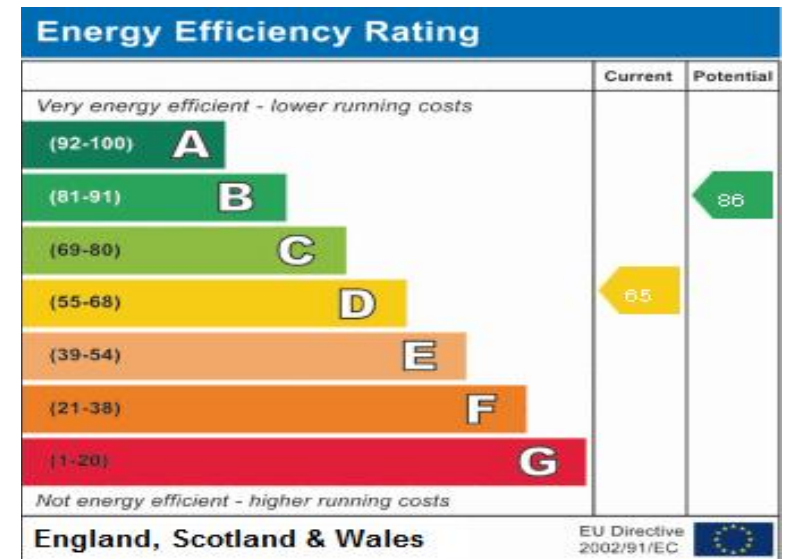
Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





Approx. Gross Internal Floor Area 778 sq. ft. (72.27 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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