



Burman Road, Shirley

Guide Price £450,000





#### PROPERTY OVERVIEW

Situated in a most sought after location, a fantastic opportunity to purchase this impressive three bedroom extended semi detached which must be viewed internally to be appreciated. The property has been vastly modernised and extended by it's present owners to a very high standard and has the added attraction of a large kitchen / dining / family room with bi fold doors leading out to a south facing garden. The accommodation in more detail comprises of: enclosed porch, entrance hall, guest cloakroom, living room, luxury fitted kitchen / dining / family room with bi fold doors leading out to the rear garden, utility, three double bedrooms, luxury fitted bathroom, garage with home office and south facing garden. The property also offers underfloor heating in both the kitchen and utility.



#### PROPERT 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

- Impressive Three Bedroom Semi Detached
- Immaculately Maintained And Decorated
- Internal Viewing Essential
- Large Open Plan Kitchen / Dining / Family Room
- Living Room
- Three Double Bedrooms
- Luxury Bathroom
- South Facing Garden
- Early Viewing Essential





**PORCH**

4' 8" x 3' 10" (1.42m x 1.17m)

**ENTRANCE HALL**

9' 2" x 4' 4" (2.79m x 1.32m)

**WC**

6' 4" x 2' 9" (1.93m x 0.84m)

**LIVING ROOM**

15' 7" x 12' 0" (4.75m x 3.66m)

**KITCHEN/DINING/FAMILY ROOM**

26' 5" x 20' 8" (8.05m x 6.30m)

**UTILITY**

7' 2" x 6' 2" (2.18m x 1.88m)

**FIRST FLOOR**

**BEDROOM ONE**

15' 7" x 12' 0" (4.75m x 3.66m)

**BEDROOM TWO**

13' 3" x 12' 1" (4.04m x 3.68m)

**BEDROOM THREE**

10' 2" x 10' 0" (3.10m x 3.05m)

**BATHROOM**

6' 5" x 5' 6" (1.96m x 1.68m)

**TOTAL SQUARE FOOTAGE**

125.0 sq.m (1346 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **GARAGE**

### **HOME OFFICE**

### **SOUTH FACING REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Extractor, dishwasher, all carpets, curtains and blinds, some light fittings, underfloor heating and garden shed.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.  
Broadband - Virgin Media - Fibre optic. Loft space - boarded.

### **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



TOTAL FLOOR AREA : 125.0 sq.m. (1346 sq.ft.) approx.

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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