



smarthomes

Burman Road

Shirley, Solihull, B90 2BE

- A Beautifully Presented Three Bedroom Semi Detached Property
- South Facing Rear Garden
- Superb Re-Fitted Open Plan Breakfast Kitchen
- Open Plan Lounge Diner

Offers Over

£360,000

EPC Rating '61'





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping the new Park Gate development is 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 super stores like Waitrose, Asda, Sainsburys 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 Lighthall Secondary School, Tudor Grange Academy, Our Lady of the Wayside Catholic School, St James' School and Blossomfield Primary School to name but a few and commuters are particularly well serviced with regular bus and train links to these destinations.

The property stands back from the road behind a tarmac driveway being brick edged providing off road parking extending to UPVC double glazed double doors leading into



Enclosed Porch

With gas meter cupboard and original part glazed door leading through to

Welcoming Entrance Hall

With original stained glass window to side, storage cupboard, feature flooring, stairs leading to the first floor accommodation and opening through to

Superb Re-Fitted Open Plan Breakfast Kitchen to Rear

12' 3" x 9' 5" min (3.73m x 2.87m) Being re-fitted with a range of wall and base units, wood effect work surfaces, breakfast bar area, ceramic sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset Lamona electric oven and grill, integrated dishwasher, space for fridge freezer, UPVC double glazed window to rear, inset ceiling downlights, part vaulted ceiling with Velux skylight windows, vertical tube radiator, doors to utility/store room, guest WC and rear garden, Karndean flooring and opening through to



Open Plan Lounge Diner

28' 8" into bay x 10' 10" min (8.74m x 3.3m) With attractive UPVC double glazed bay window to front elevation, vertical tube radiator, wall plasma television point, display fireplace and UPVC double glazed sliding patio doors to rear garden

Utility/Store Room

15' 5" x 5' 1" min (4.7m x 1.55m) With wood flooring, UPVC obscure double glazed door to front, space and plumbing for washing machine and tumble dryer and radiator



Re-Fitted Guest WC

With WC, corner wash hand basin, tiled splashback, radiator and frosted UPVC double glazed windows to side and rear elevations

Accommodation on the First Floor

Landing

With loft hatch, UPVC double glazed window to side and doors radiating off to



Bedroom One to Rear

13' 5" x 11' 0" including wardrobes (4.09m x 3.35m) With UPVC double glazed window to rear elevation, wall mounted radiator, wall plasma television point, fitted wardrobes with hanging rail and shelving and housing Worcester Bosch central heating boiler and ceiling light point



Bedroom Two to Front

11' 5" x 11' 1" (3.48m x 3.38m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point

Bedroom Three to Rear

9' 4" x 6' 2" (2.84m x 1.88m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point

Luxury Re-Fitted Family Bathroom

6' 2" x 6' 0" (1.88m x 1.83m) Being re-fitted with a three piece white suite comprising panelled bath with thermostatic shower over and glazed screen, low flush WC with enclosed cistern and vanity unit with wash hand basin, obscure double glazed window, feature tiled walls, fitted mirror, down lights, Karndean flooring, vertical radiator and extractor

Attractive South Facing Rear Garden

Having a large decked terrace, lawned area, panelled fencing and hedging to boundaries and garden shed

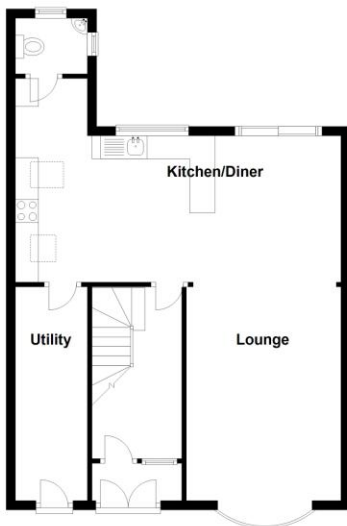


Tenure

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

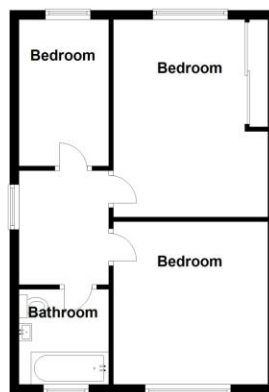
Ground Floor

Approx. 59.9 sq. metres (644.4 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



Total area: approx. 102.4 sq. metres (1102.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. 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/tenants are advised to recheck the measurements