



**Burnaston Crescent, Shirley**

Guide Price **£560,000**





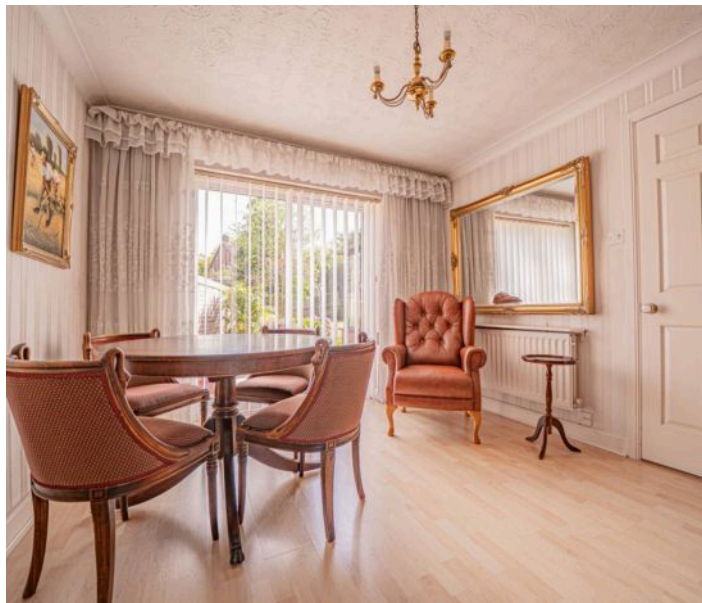


## PROPERTY OVERVIEW

Presenting a unique opportunity to acquire a charming four-bedroom detached family home with NO UPWARD CHAIN, this property is situated on a delightful corner plot behind a wonderful foregarden offering privacy and tranquillity. The entrance hallway leads to two well-proportioned reception rooms, comprising a spacious living room connected to a dining room with views of the rear garden. The fitted kitchen, while in need of modernisation, is connected to a large conservatory overlooking the rear garden. A guest toilet conveniently completes the ground floor layout. Moving upstairs, the principal bedroom features an en-suite bathroom and ample fitted storage, while the remaining bedrooms are serviced by a family bathroom. The property boasts a wonderful rear garden with a lush lawn section, a detached double garage, and a wide driveway providing ample parking space for multiple vehicles. Don't miss the opportunity to own this outstanding family home in a sought-after location.







## 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: E

Tenure: Freehold

- Four Bedroom Detached Family Home
- NO UPWARD CHAIN
- Set On A Corner Plot
- Two Spacious Reception Rooms
- Fitted Kitchen Connected To Conservatory
- Four Generously Sized Bedrooms
- Principal Bedroom With En-Suite
- Delightful Front & Rear Garden
- Large Detached Double Garage





## **PORCH**

## **ENTRANCE HALLWAY**

## **WC**

## **LIVING ROOM**

18' 1" x 12' 0" (5.51m x 3.66m)

## **DINING ROOM**

10' 6" x 10' 2" (3.20m x 3.10m)

## **KITCHEN**

11' 2" x 10' 6" (3.40m x 3.20m)

## **UTILITY**

7' 5" x 6' 3" (2.26m x 1.91m)

## **CONSERVATORY**

15' 1" x 8' 4" (4.60m x 2.54m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

12' 2" x 9' 10" (3.71m x 3.00m)

## **ENSUITE**

8' 8" x 8' 2" (2.64m x 2.49m)

## **BEDROOM TWO**

12' 2" x 9' 6" (3.71m x 2.90m)

## **BEDROOM THREE**

10' 2" x 7' 7" (3.10m x 2.31m)

## **BEDROOM FOUR**

10' 8" x 9' 10" (3.25m x 3.00m)

## **BATHROOM**

10' 8" x 7' 9" (3.25m x 2.36m)





## **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

17' 1" x 16' 9" (5.21m x 5.11m)

### **TOTAL SQUARE FOOTAGE**

143.3 sq.m (1542 sq.ft) approx.

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **WONDERFUL REAR GARDEN**

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

Bosch integrated oven, Hotpoint integrated hob, Hotpoint extractor, Hotpoint dishwasher, Bosch washing machine, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

### **ADDITIONAL INFORMATION**

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTC (fibre to the cabinet). Loft space – part boarded.

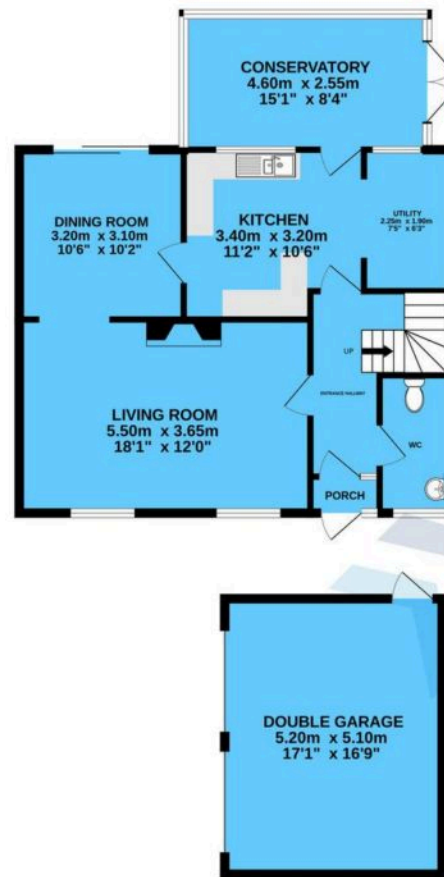
### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

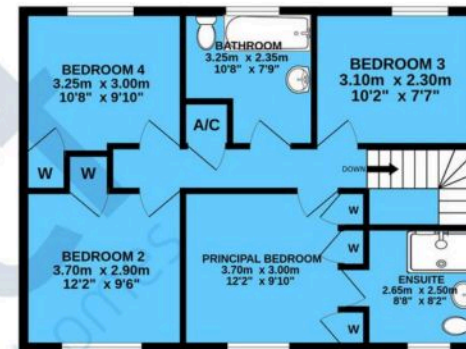




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 143.3 sq.m. (1542 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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