



Burman Road, Shirley

Guide Price £385,000





PROPERTY OVERVIEW

Located on a highly sought after road in Shirley is this delightful three bedroom semi-detached property close to all local amenities and schools and within walking distance to the train station. The property is set behind a block paved driveway providing parking for multiple vehicles with the ground floor accommodation accessed via a welcoming entrance hallway connecting all reception rooms consisting of:- gas central heating, double glazing throughout, a spacious living room with feature bay window overlooking the front of the property and a feature fireplace; a large open plan kitchen / diner with central peninsula, Karndean flooring and ample storage space; a superb conservatory opening out to the rear garden via a set of French doors; and a practical utility providing side access to the rear garden. The first floor is made up of three bedrooms, one of which is a large principal bedroom with bedroom three offering versatility to be used as a home office and all bedrooms are serviced via a family bathroom with shower. Outside the property enjoys a beautiful well established south-westerly facing rear garden which is mainly laid with lawn and includes a patio seating area and large shed. To view this excellent property call Xact Homes today on 0121 712 6222.



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

- Three Bedroom Semi-Detached Property
- Highly Sought After Road
- Open Plan Kitchen / Diner
- Living Room
- Practical Utility
- Large Principal Bedroom
- Family Bathroom
- South-Westerly Facing Rear Garden





ENCLOSED PORCH

ENTRANCE HALLWAY

12' 3" x 6' 3" (3.74m x 1.91m)

LIVING ROOM

19' 11" x 13' 3" (6.08m x 4.03m)

KITCHEN/DINER

KITCHEN AREA

12' 5" x 9' 11" (3.78m x 3.01m)

DINER AREA

9' 11" x 9' 3" (3.01m x 2.82m)

CONSERVATORY

22' 0" x 12' 3" (6.70m x 3.73m)

SIDE PASSAGE

25' 6" x 6' 4" (7.77m x 1.92m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 11" x 11' 0" (3.93m x 3.36m)

BEDROOM TWO

11' 11" x 11' 0" (3.62m x 3.36m)

BEDROOM THREE

9' 8" x 6' 2" (2.94m x 1.89m)

BATHROOM

6' 3" x 6' 2" (1.90m x 1.89m)

OUTSIDE THE PROPERTY

SOUTH WEST FACING GARDEN





ITEMS INCLUDED IN THE SALE

Extractor, all carpets and all light fittings.

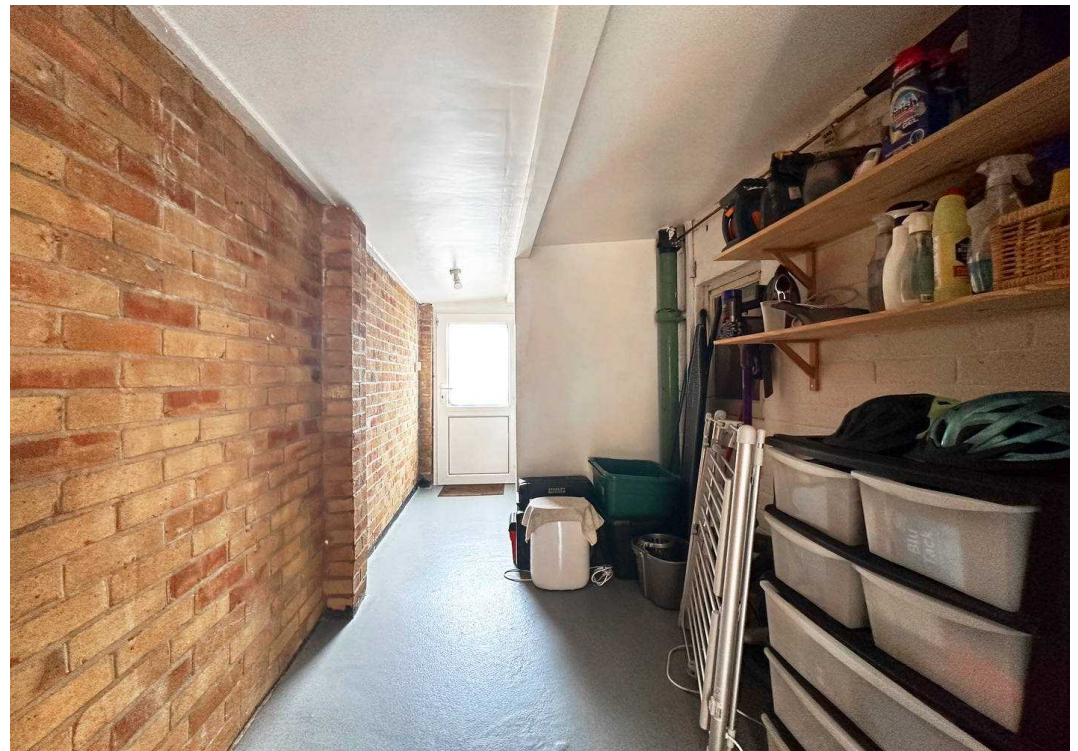
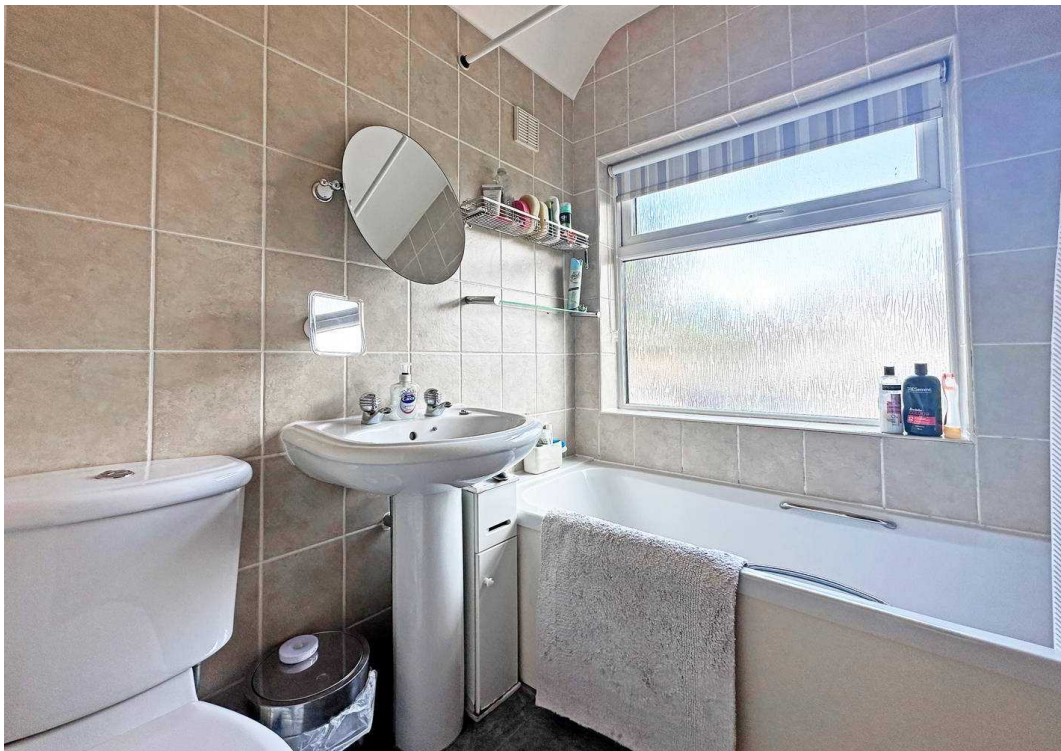
ADDITIONAL INFORMATION

Services: main gas, electricity and mains sewers.

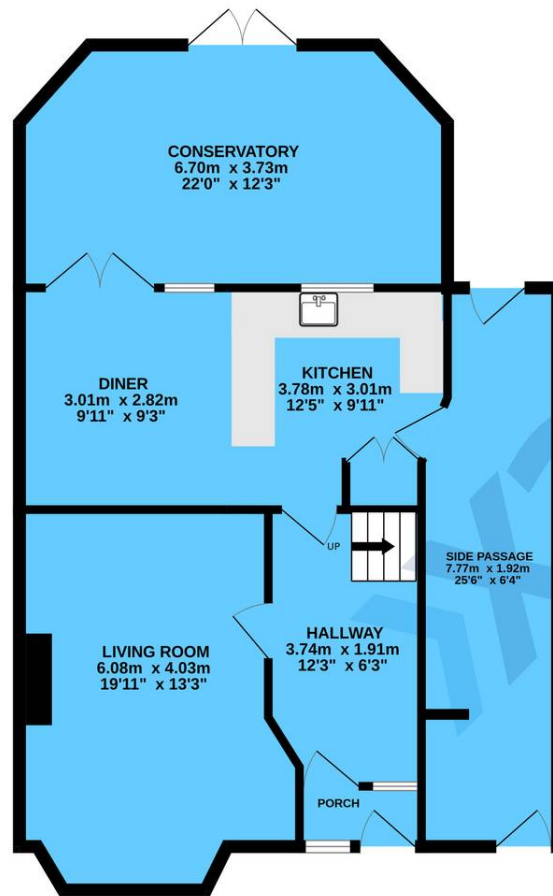
Broadband: Zen Fibre-Optic. Loft Space: Boarded with ladder, lighting, Velux window and electrical sockets

MONEY LAUNDERING REGULATIONS

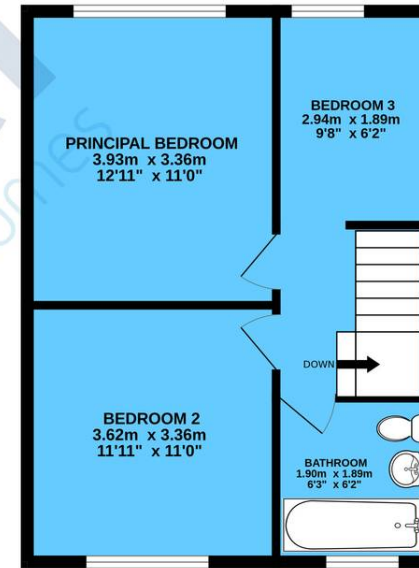
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 127.0 sq.m. (1367 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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