



Burman Close, Shirley

Offers Around £365,000

- RECEPTION HALLWAY
- THROUGH LOUNGE DINER
- TWO DOUBLE BEDROOMS
- SIDE GARAGE
- REAR GARDEN
- GUEST CLOAKS WC
- BREAKFAST KITCHEN
- EN SUITE BATHROOM
- DRIVEWAY
- NO UPWARD CHAIN

This delightful cul-de-sac is located off Burman Road which links Billls Lane with Haslucks Green road and is ideally located for the amenities of Shirley.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelries and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location for this double fronted detached bungalow which has been in the same ownership since it's original construction in 1990. The property is set back from the road behind a front driveway flanked by lawned foregarden. The driveway extends to a front door which opens to the

RECEPTION HALLWAY

Having full height sealed unit double glazed light release window to the front, two ceiling light points, central heating radiator, loft hatch access and doors radiating off

GUEST CLOAKS WC



Having ceiling light point, central heating radiator, extractor fan, low level WC and pedestal wash hand basin

LOUNGE DINER

19'5" x 10'6" (5.92m x 3.20m)

Having part glazed double opening doors to the rear garden and sealed unit double glazed windows to the side elevations, two ceiling light points and two central heating radiators



BREAKFAST KITCHEN **13'2" x 7'10" (4.01m x 2.39m)**



Having sealed unit double glazed window to the front, two ceiling light points, central heating radiator, door to the garage, wall and base mounted storage units with work surfaces over having inset sink and drainer, gas cooker point, space and plumbing for washing machine, additional appliance space and breakfast bar

BEDROOM ONE

11'8" x 9'6" (3.56m x 2.90m)



Having sealed unit double glazed window to the rear, ceiling light point, central heating radiator, built in wardrobes and door opening to the

EN SUITE BATHROOM



Having sealed unit double glazed window to the rear, ceiling light point, central heating radiator, panelled bath with telephonic mixer shower over, pedestal wash hand basin and low level WC



BEDROOM TWO

11'9" into bay x 11'1" max (8'6" min) (3.58m into bay x 3.38m max (2.59m min))

Having sealed unit double glazed box bay window to the front, ceiling light point and central heating radiator

SIDE GARAGE

17'2" x 7'9" (5.23m x 2.36m)

Having up and over door to the front driveway, two ceiling light points, loft hatch access and part glazed door and sealed unit double glazed window to the rear

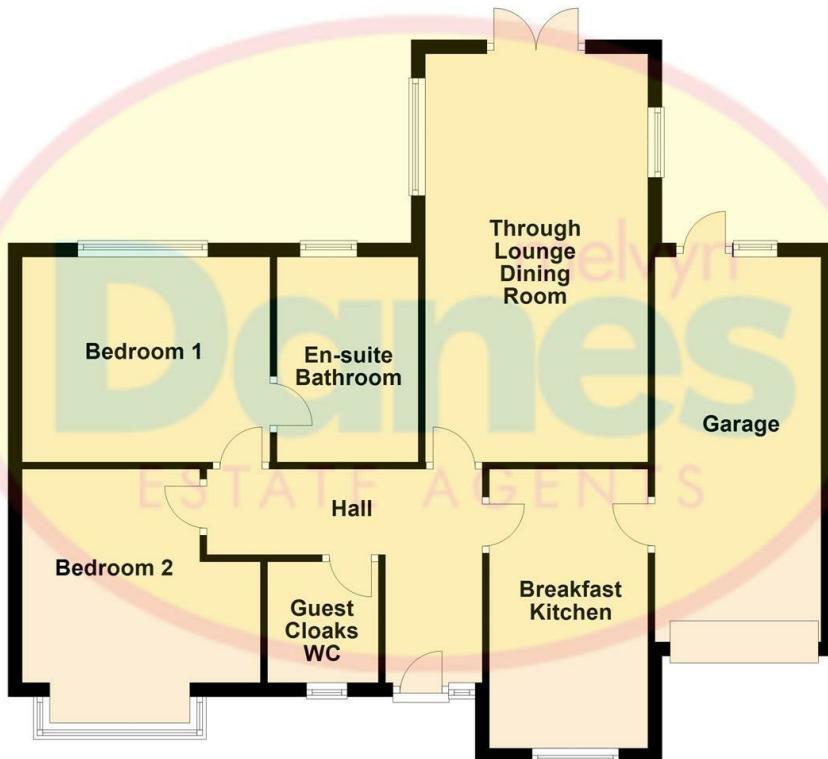
REAR GARDEN

Having paved patio area, gated side access and being mainly laid to lawn with a hedgerow surround

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

Ground Floor



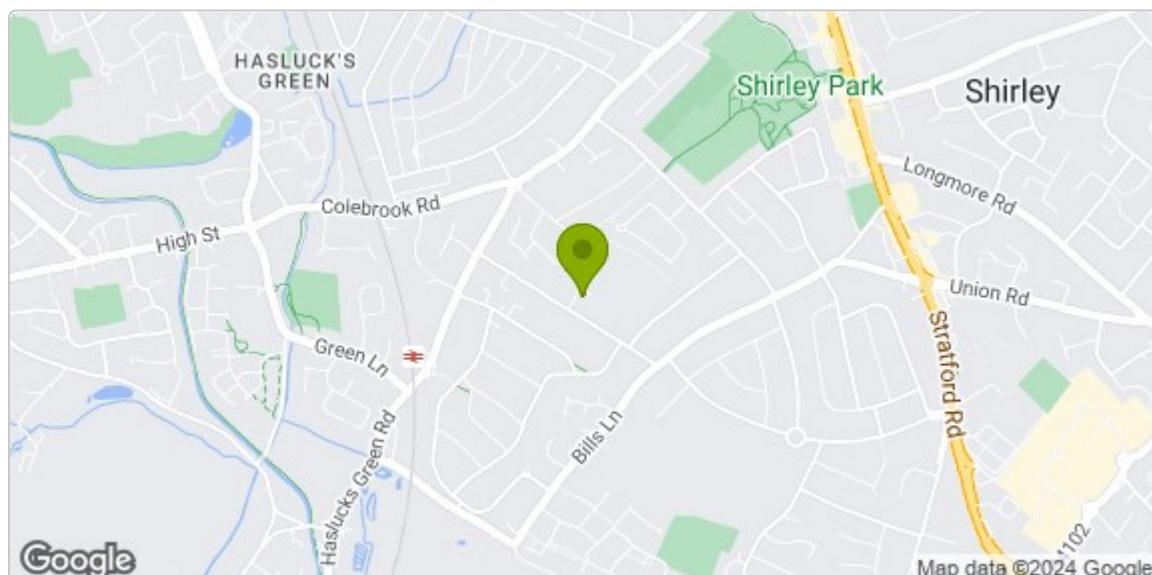
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:

12 Burman Close Shirley
Solihull B90 2DR

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		66
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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