



Danes
melvyn
ESTATE AGENTS

**Burman Close
Shirley
Offers Around £389,950**

Description

Burman Close is located off Burman Road which links Bills Lane with Haslucks Green road and is ideally located for the amenities of Shirley.

The close itself has been designed with retirement in mind, and as such there is an age restriction of 58 on the property. This age restriction was put in place at the time of the close's original construction, so to keep the residents of a similar balance, and aid towards a pleasant living environment for the retired.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hosteries 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 modern detached bungalow which benefits from a southerly aspect to the rear and a private aspect. There is a good sized lounge, a breakfast kitchen, two double bedrooms, a shower room, side garage and driveway.



Accommodation

FRONT DRIVEWAY

FOREGARDEN

PORCH ENTRANCE

RECEPTION HALLWAY

LOUNGE

17'8" x 11'10" (5.38m x 3.61m)



BREAKFAST KITCHEN

11'9" max x 9'10" max (7'4" min)
(3.58m max x 3.00m max (2.24m
min))



BEDROOM ONE

13'6" x 10'8" (4.11m x 3.25m)

BEDROOM TWO

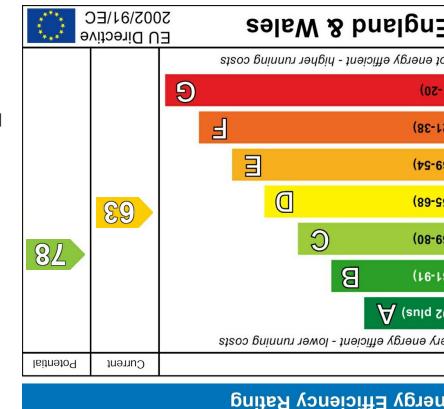
12'8" x 9'0" (3.86m x 2.74m)

SHOWER ROOM

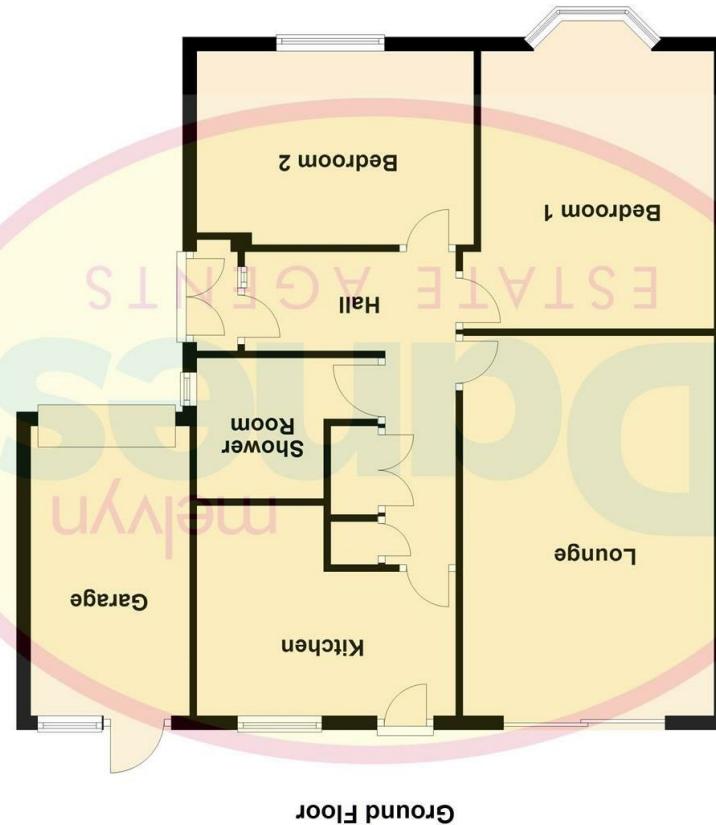
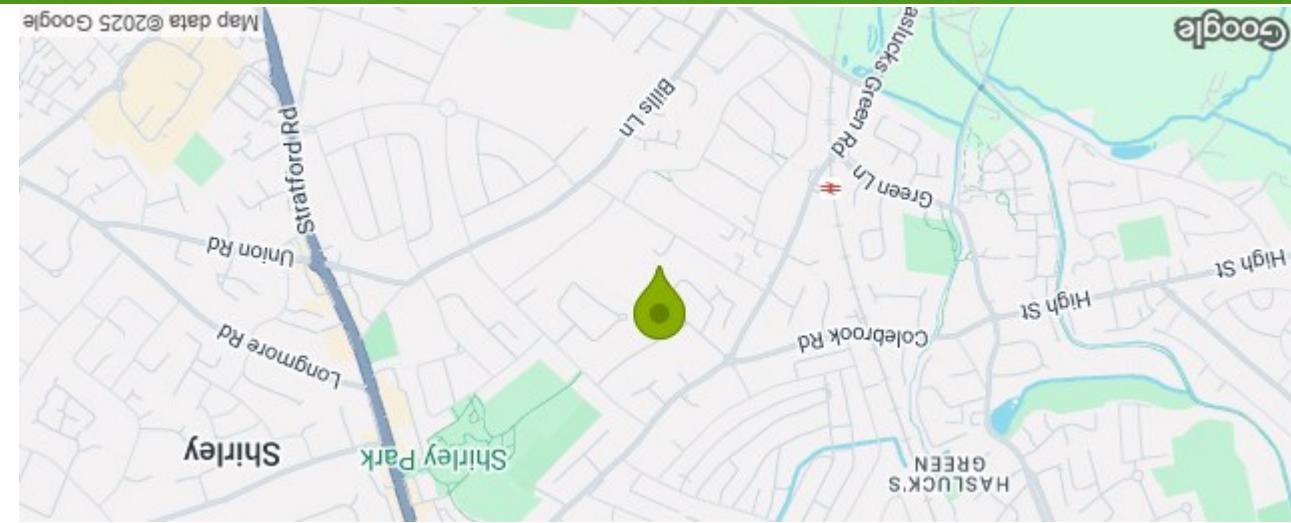
SIDE GARAGE

REAR GARDEN

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.



Burman Close Shireley Solihull B90 2DR



REFERRAL FEES: We may refer you to recommended providers of additional services such as Convalescent Care, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

Recently, we may write to you to ask for indemnification evidence. If you do not provide satisfactory evidence within a reasonable time, we may have to stop serving for you and we would ask for your co-operation in order that there will be no delay in agreeing a sensible. Any purchaser who has a professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive

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 counter. Any Prospective Purchaser should obtain confirmation of all legal and factual matters from their Solicitor, lessened 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 warranty or warrant that they are in working order.

17/06/2025] Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband speed available at the property is around 13 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 17/06/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is Freehold.