

Peter Clarke



Burman Road, Shirley, Solihull, B90 2BG

£435,000

An Impressive Edwardian Semi-Detached House situated in this Popular Residential Location enjoying a south facing garden. Extended living room, separate sitting room, extended kitchen/ dining/ family room, utility, guest Wc, three bedrooms, bath/ shower room.



This beautiful Edwardian style semi detached home is situated in a very popular and convenient location within walking distance to local shops, Shirley train station and well regarded schools. The Parkgate development is situated at the end of Haslucks Green Road with a 24hour Asda and a selection of shops and restaurants. Solihull Town centre offers a further wide selection of shopping facilities including Touchwood and John Lewis department store. The property stands back from the road behind a double width driveway with a brick set edge, attractive canopy porch and access is gained via a double glazed entrance door with frosted panel and side window leading through to;

WELCOMING ENTRANCE HALL Original tiled floor, stairs off to first floor with understairs cupboard, radiator and decorative cover and doors leading off to;

FRONT SITTING ROOM 14' 4 into bay" x 11' 4 max" (4.37m x 3.45m)

Double glazed bay window to front, radiator, solid wood flooring, dado rail and coved cornice.

EXTENDED LIVING ROOM 25' 6" x 10' 10" (7.77m x 3.3m) Wood laminate flooring, two radiators, coved cornice, ceiling roses, wall tv point, plasma style recessed fire and double glazed French doors and side windows to the rear garden.

SUPERB EXTENDED KITCHEN/ DINING/ FAMILY ROOM

KITCHEN AREA (L-SHAPED) 15' 1" x 9' 9 & 8'6 x 7'0" (4.6m x 2.97m) A wide range of re-fitted gloss front base wall and drawer units, butcher block effect roll top worksurfaces, one and a half sink drainer with mixer tap, gas cooker point with space for range style cooker (might be available via separate negotiation) stainless steel splashback and extractor over, integrated dishwasher, baumatic microwave, whirlpool coffee machine, space for American style fridge freezer, door to utility, sky light window, breakfast bar and

opening through to;

DINING/ FAMILY ROOM 17' 10" x 12' 0" (5.44m x 3.66m) Double glazed window and door to side, radiator, coving, laminate flooring, double glazed double doors to the garden and door to;

GUEST WC Refitted white Wc, wash basin and storage beneath, double glazed window, extractor and laminate flooring.

UTILITY 7' 8" x 5' 6" (2.34m x 1.68m) Plumbing and space for washing machine and tumble dryer, cupboard housing the Worcester Bosch central heating boiler, laminate flooring and radiator.

FIRST FLOOR LANDING

BEDROOM ONE 14' 4 into bay" x 11' 0 into wardrobes" (4.37m x 3.35m) Double glazed bay window to front, curved radiator, two double wardrobes and laminate flooring.



BEDROOM TWO 12' 10" x 10' 1 min" (3.91m x 3.07m) Double glazed window overlooking the rear garden, radiator.

BEDROOM THREE 8' 5" x 7' 5" (2.57m x 2.26m) Double glazed window to front and radiator.

BATH/ SHOWER ROOM 8' 9" x 8' 1" (2.67m x 2.46m) White suite of Wc, panelled bath, walk-in shower area with mixer shower, vanity unit, fitted mirror and shaver point, frosted double glazed window to rear, heated towel rail, airing cupboard housing Oso high pressure water cylinder.

REAR GARDEN Enjoying a south facing aspect to the rear, paved patio, laid lawn, flower & shrubbery borders, fenced and hedged boundaries. Garden shed and children's playhouse.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor all mains services are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in **Band D**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: Band D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.





Ground Floor



First Floor

Approx. Gross Internal Floor Area 1,451 sq. ft. (134.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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