



Burman Road, Shirley

Offers Around £199,950

- FIRST FLOOR MAISONETTE
- OPEN PLAN LIVING AREA
- TWO BEDROOMS
- REAR GARDEN
- VIEWING RECOMMENDED
- LANDING RECEPTION
- FITTED MODERN KITCHEN
- BATHROOM
- SINGLE GARAGE
- NO UPWARD CHAIN

This beautifully presented first floor maisonette is situated in this most convenient position close to Shirley Railway station.

The main shopping centre of nearby Shirley offers a wide choice of supermarkets, convenience and speciality stores, restaurants and hostelrys, and there are frequent bus services along the A34 into Birmingham city centre and Solihull town centre boasting the vibrant and modern Touchwood Development offering shopping facilities and evening entertainment.

Shirley has its own train station within walking distance on Haslucks Green Road, providing a service to Birmingham city centre and Stratford-upon-Avon, and also close to the village is Whitlocks End Railway Station which also provides a service to these destinations.

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 and leisure park, and onto the 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 6 will find National Exhibition Centre and Birmingham International Airport and Railway Station.

The entrance to the property is approached via a path leading to the front door which opens to the

HALLWAY

Having ceiling light point, stairs rising to first floor where there is a double glazed window to side elevation, ceiling light point, loft access and doors off to the two bedrooms, bathroom, storage cupboard and

OPEN PLAN LIVING SPACE

LOUNGE AREA

13'11" x 11'11" (4.24m x 3.63m)

Having double glazed window to rear elevation, recessed lights, wall mounted electric heater and opening to

KITCHEN AREA

Having double glazed window to rear elevation, a refitted kitchen with stainless steel sink and drainer with mixer tap, four ring electric hob with extractor over, electric oven, integrated washing machine, space for fridge freezer, wall mounted electric heater and recessed lights

BEDROOM ONE

14'8" x 9'10" (4.47m x 3.00m)

Having double glazed window to front elevation, ceiling light point and wall mounted electric heater

BEDROOM TWO

11'3" x 6'11" (3.43m x 2.11m)

Having double glazed window to front elevation, ceiling light point, wall mounted electric heater and built in wardrobe

BATHROOM

Having double glazed window to side elevation, L shape bath with thermostatic shower over with raindrop head and separate hand held attachment, pedestal wash hand basin, low level wc, part tiled walls, tiled floor, ceiling light point and electric heated towel rail

OUTSIDE

REAR GARDEN

Having gated access and path leading to the rear garden which is laid mainly to lawn and has gated access to the garage and parking area

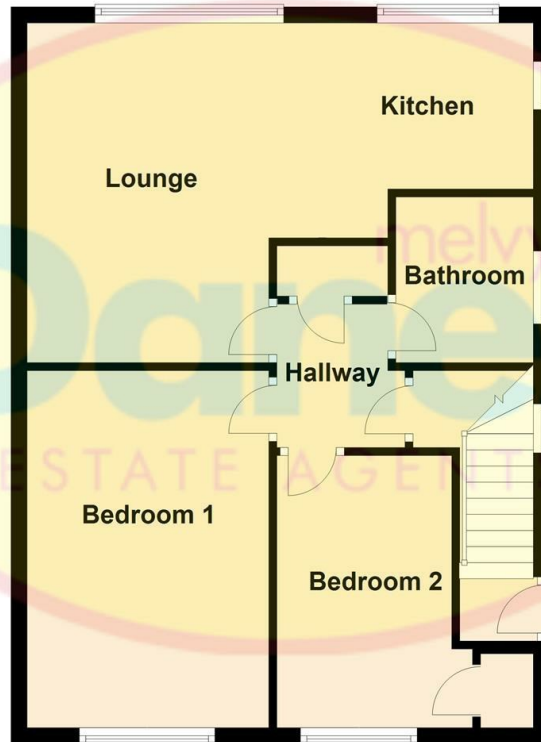
GARAGE

Having double doors opening to the single garage

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.

First Floor



COUNCIL TAX - Band B

TENURE

We are advised that the property is Leasehold with approximately 127 years remaining. We have not confirmed this as yet and any interested party is advised to verify this through their own solicitor.

VIEWING

By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

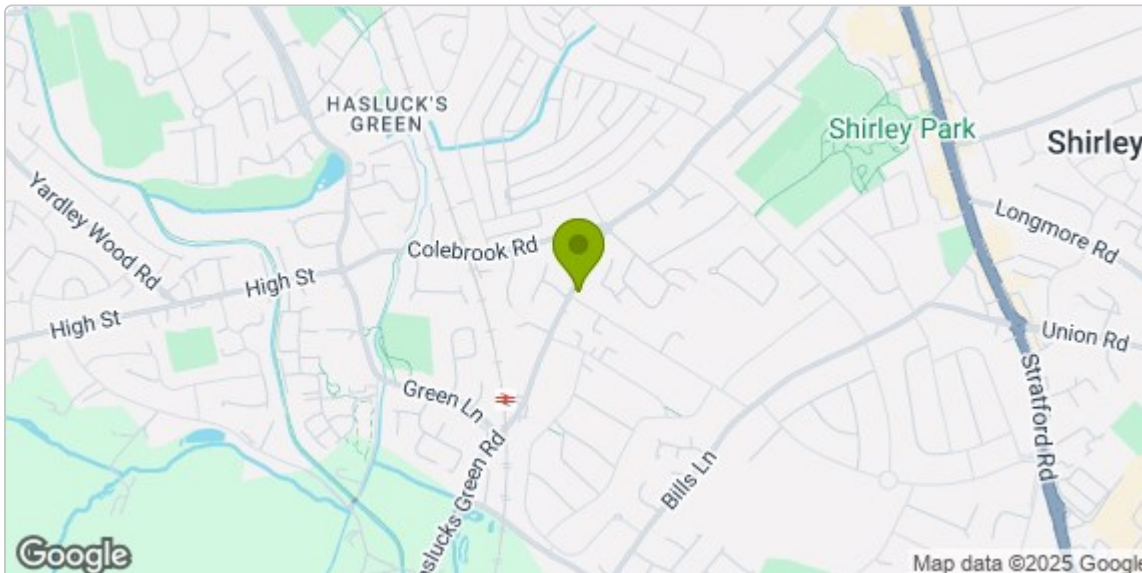
The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

AGENTS NOTE

Under the terms of the estate agency act 1979 we would like to make all interested parties aware that this property is owned by a family member of an employee of Melvyn Danes Estate Agents



Full Postal Address:
108 Burman Road Shirley
Solihull B90 2BQ

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	74
England & Wales	EU Directive 2002/91/EC	

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