

Horton & Senate



33 Burman Road, Shirley, Solihull, B90 2BG

£475,000

- Four Bedroom Semi Detached
- Extended
- Utility
- Driveway With Off Road Parking
- Large Rear South Facing Garden
- Excellent Condition
- Open Plan Kitchen Breakfast Room
- Downstairs WC
- Modern Throughout
- EV Charging Point

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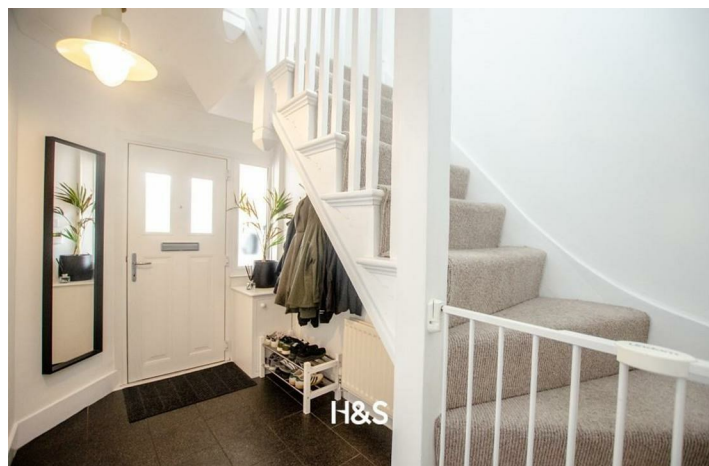
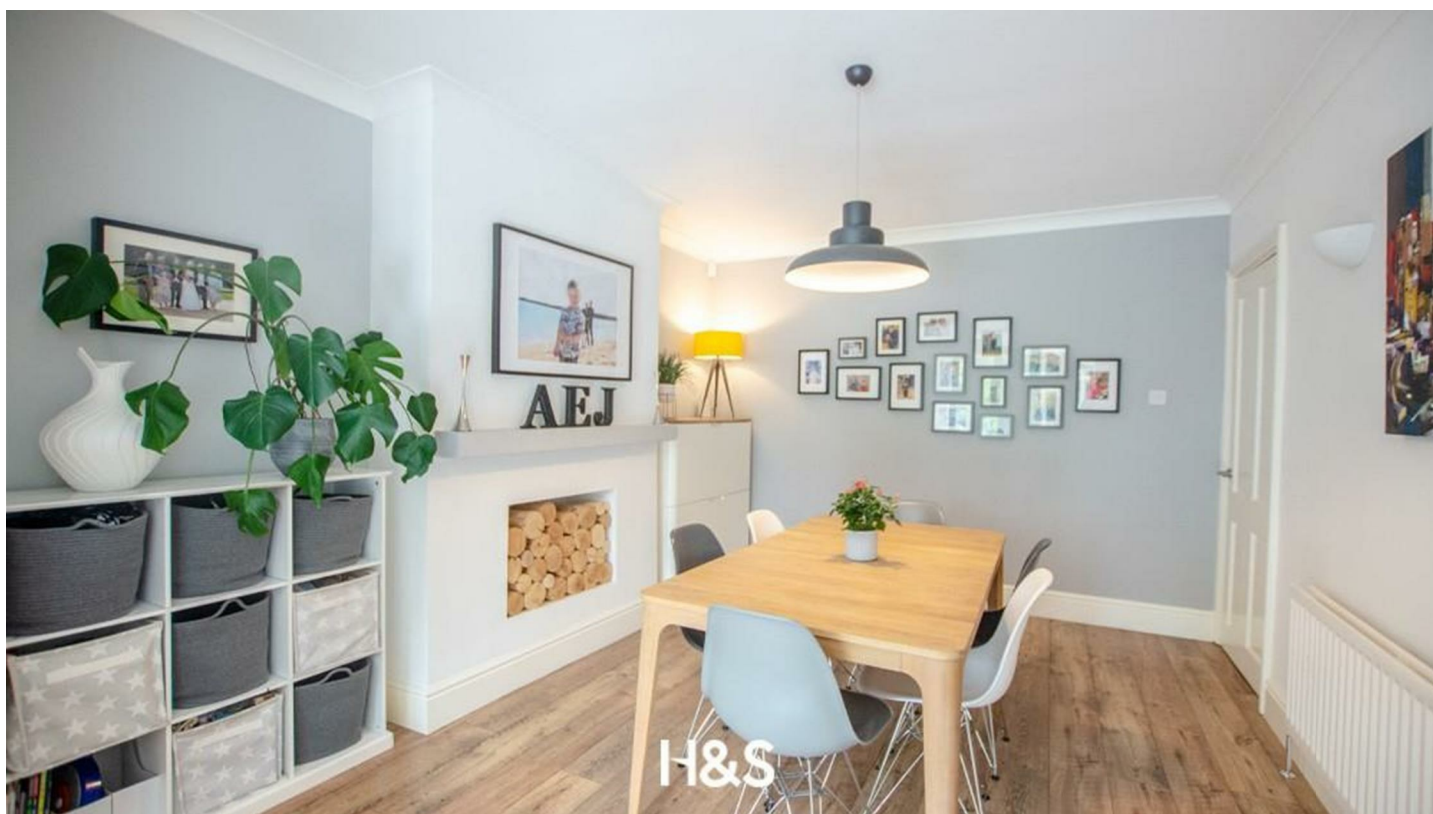
This well-presented four-bedroom home offers versatile living space, modern open-plan areas, and a generous rear garden - perfectly suited for family life. Situated in a desirable location, the property benefits from off-road parking and easy access to local amenities, schools, and transport links.

4

1

2

Council Tax Band: D



Approach

The property is approached via a paved driveway offering off-road parking, with access to the front porch and utility room.

Hallway

A welcoming entrance hall with stairs rising to the first floor, and doors leading to the kitchen, lounge, and dining area.

Lounge

A bright reception room featuring a double-glazed bay window to the front elevation, and a central heating radiator.

Open-Plan Kitchen / Breakfast Room

Fitted with a range of wall and base units with complementary work surfaces and integrated appliances. Bifold doors open onto the rear garden, flooding the room with natural light.

Dining Area

Open plan from the kitchen/breakfast room, creating a superb space for both everyday living and entertaining.

WC

Fitted with a low-level WC and wash hand basin.

Utility Room

Work surface with inset sink and mixer tap, along with plumbing for appliances.

Rear Garden

A generous rear garden featuring a patio area leading onto a long lawn, ideal for family life and outdoor entertaining.

First Floor

Landing

Providing access to all first-floor rooms, with loft access and a double-glazed window to the side elevation.

First Bedroom

A double bedroom with a double-glazed window

to the rear elevation and central heating radiator.

Second Bedroom

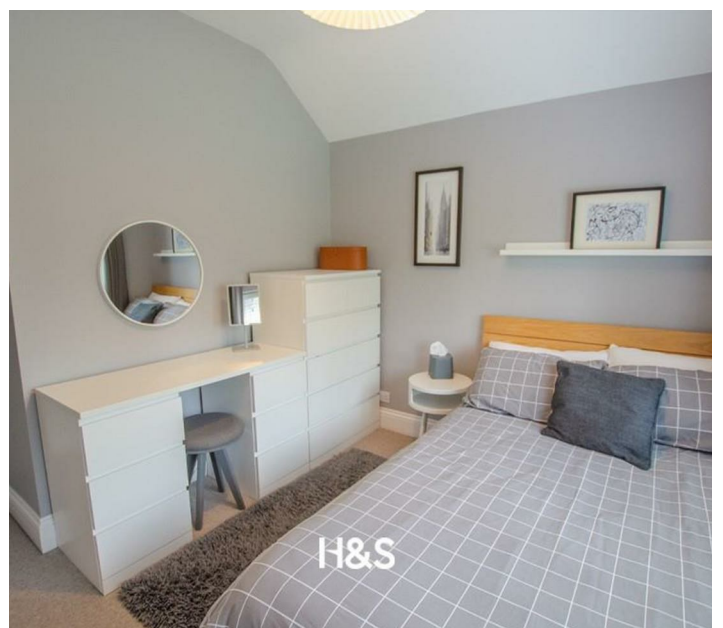
A spacious double bedroom with a double-glazed window to the front elevation, built-in storage cupboard, and central heating radiator.

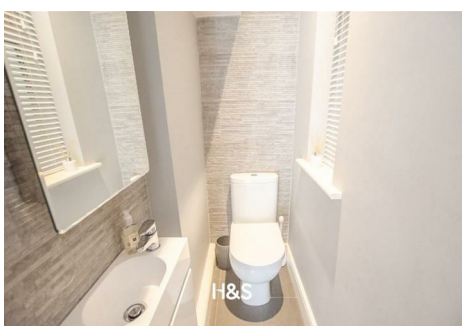
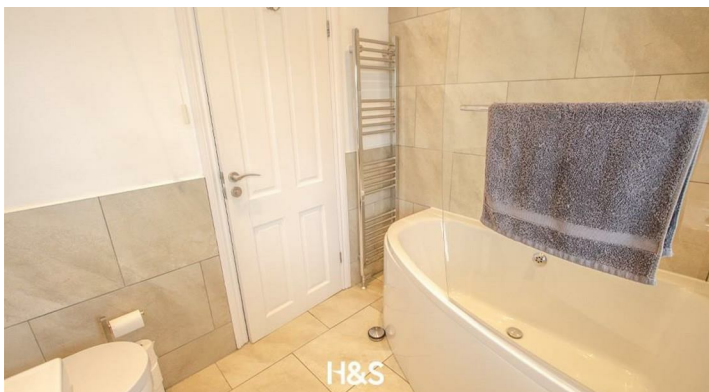
Third Bedroom

A double bedroom with a double-glazed window overlooking the rear garden and central heating radiator.

Fourth Bedroom

An additional bedroom with a double-glazed window to the front elevation and central heating radiator.







Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

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			
England & Wales		EU Directive 2002/91/EC	

First Floor

