



117 Burman Road

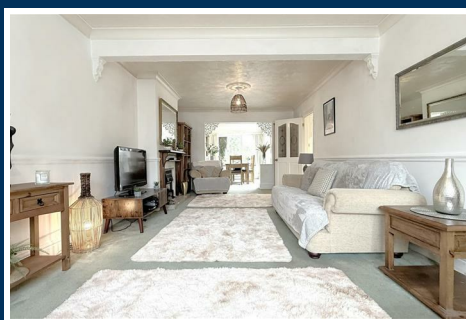
Shirley, Solihull, B90 2BQ

Offers Over £410,000



IMPRESSIVE DETACHED FAMILY HOME IN SOUGHT-AFTER SHIRLEY LOCATION!

Beautifully positioned in one of Shirley's most desirable residential areas, this spacious three-bedroom detached family home offers generous living accommodation and excellent off-road parking, including a garage. Just a short walk from the train station, it's perfectly suited for commuters and families alike. Upon entering, you're welcomed by a bright and inviting entrance hallway, leading through to a spacious living room featuring a delightful bay window and a cosy gas fireplace. The living room seamlessly opens into the dining area, which benefits from French doors providing direct access to the rear garden—ideal for indoor-outdoor living. The generous kitchen/diner offers plentiful space and functionality, complete with an integrated gas hob, electric oven, double sink, and ample storage options, plus space for freestanding appliances. Additional French doors open to the garden, while a folding door discreetly conceals the downstairs W.C. The ground floor is completed by a sizeable garage/utility room, featuring an up-and-over garage door and space for appliances. Upstairs, the first-floor landing gives access to two well-proportioned double bedrooms—one with a charming bay window and the other enjoying views over the rear garden. A third single bedroom, currently utilised as a study, adds flexibility to the layout. The family bathroom is spacious and well equipped, offering a corner bathtub, separate shower, W.C., and wash basin. The property is further enhanced by a generous rear garden, accessible via both the dining area and kitchen, making it a perfect space for family life and outdoor entertaining.



Approach

This nicely presented three bedroom semi detached is approached via a tarmac front driveway providing off street parking for multi vehicles and also giving access to the garage and double glazed French doors opening into:

Entrance Porch

With tiled floor covering, ceiling light point- in-built meter cupboard and UPVC double glazed frosted door with accompanying side windows opens into:

Hallway

With stairs giving rise to the first floor landing, door opening into under stairs storage cupboard, central heating radiator, ceiling light point, cornice to ceiling and glazed interior door opens into:

Extended Open Plan Living/Dining Room

38'07" into bay x 11'07" (11.76m into bay x 3.53m)

Living area with double glazed bay window to the front aspect, two central heating radiators, cornice to ceiling, dado rail, inset gas fire on raised marble effect hearth and wooden mantle piece and surround and open walkway into dining area. With double glazed windows to the rear aspect, further sliding double glazed doors giving access to the rear patio, cornice to ceiling, central heating radiator, two wall mounted light points and with glazed internal door opens into:

Enlarged Kitchen

17" x 9'10" (5.18m' x 3.00m)

With a cream selection of matching wall and base units work surfaces over, integrated Hotpoint oven and integrated four ring burner gas hob with in-built extractor over, one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, space facility for washing machine, integrated dishwasher, tiling to splash backs, double glazed window to the rear aspect, further double glazed door with accompanying double glazed window giving access and views to the rear, recessed spots to ceiling and opens into dining area. With continued tiled effect floor covering, internal door into garage, central heating radiator and bi-folding doors opens into:

Outer Lobby/WC

With wall mounted wash hand basin with hot and cold mixer tap, double glazed window to the side aspect, recessed spots to ceiling, cornice to ceiling and door opening into:

WC

With low flush WC, cornice to ceiling and wall mounted extractor central heating radiator.

Garage

17'04" x 9'04" (5.28m x 2.84m)

From the driveway or kitchen/diner with a metal up and over door and wall mounted electric fuse board and gas meter,

Rear Garden

Out onto an initial block paved full width patio with various seating and entertaining areas then leading onto main garden area with mature lawns with decorative flowerbeds to all borders incorporating a varied selection of mature plants, trees, shrubs and climbing flowers and leads to rear garden area with garden shed and being finished with a mix of panel fencing and hedgerows to all boundaries.

First Floor Accommodation

From hallway staircase gives rise to the first floor landing with decorative balustrading with original stained glass leaded light window to the side aspect with secondary glazing, loft access point with pull down ladder and being partially boarded and providing excellent storage space, ceiling light point and internal doors opening into:

Bathroom

8'05" x 6'10" (2.57m x 2.08m)

With a four piece bathroom suite comprising panel bath with hot and cold taps, push button low flush WC, wash hand basin on vanity unit with under sink storage and hot and cold mixer tap, corner entry shower with mains power shower over, fully tiled to all splash backs, wood effect floor covering, frosted double glazed window to the rear aspect, heated chrome towel rail/radiator, central heating radiator, recessed spots to ceiling and cornice to ceiling.



Bedroom One

12'06" x 9'06" to front of wardrobes (3.81m x 2.90m to front of wardrobes)

With double glazed window to the rear aspect, ceiling light point, picture rail central heating radiator and a selection of in-built wardrobes and bedroom furniture.

Bedroom Two

12'11" into bay x 11'06" to recess (3.94m into bay x 3.51m to recess)

With double glazed bay window to the front aspect, ceiling light point, picture rail, central heating radiator and a further selection of in-built bedroom furniture including wardrobes, chest of drawers and dressing table area.

Bedroom Three

6'11" x 6'08" (2.11m x 2.03m)

With double glazed window to the front aspect, ceiling light point and central heating radiator.





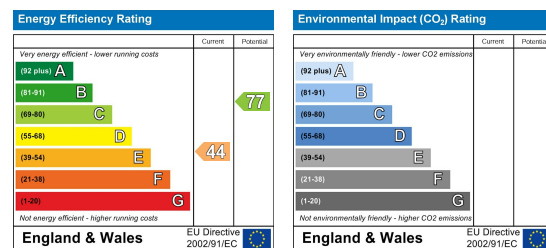
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.