

DRAKES

ESTATE AGENTS



Burman Close, Shirley B90 2DR
£440,000

- A Detached Bungalow
- Two Bedrooms
- Lounge to Rear
- Kitchen to rear
- Study

- Conservatory
- Shower Room & Ensuite
- Utility and Store Room
- South-Facing Rear Garden
- Block Paved Driveway



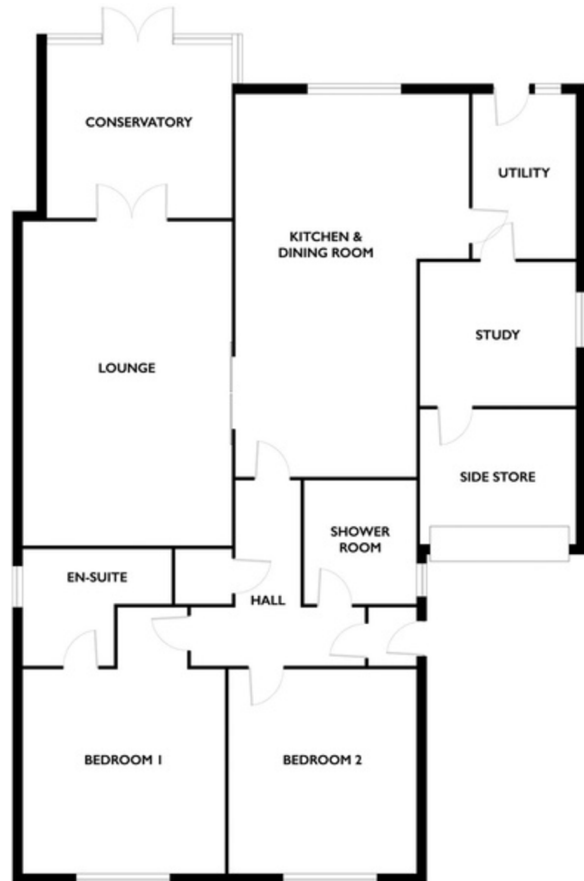
SCAN TO VIEW
VIRTUAL TOUR



- Lounge to rear 17'9 x 11' (5.41m x 3.35m)
- Conservatory to rear 9'6 x 9'6 (2.9m x 2.9m)
- Kitchen to rear 20'10 x 9'10 min 12'8 max (6.35m x 3.86m)
- Utility Room to rear 8'11 x 5'6 (2.72m x 1.68m)
- Study 7'9 x 8'2 (2.36m x 2.49m)
- Bedroom One to front 11'3 inc. fitted wardrobes x 13'max 10'10 min (3.43m x 3.96m)
- Ensuite to side 6'1 x 5' plus shower cubicle (2.08m x 1.52m)
- Bedroom Two to front 9'10 x 9'8 ((3m x 2.95m)
- Shower Room to side 7'7 x 6'4 (2.31m x 1.93m)
- Store Room to front 8'6 x 7'2 (2.59m x 2.18m)

A beautifully presented, modern, detached bungalow set in a pleasant cul-de-sac location. The accommodation comprises a hall, lounge, modern dining kitchen, conservatory, utility room, study, two bedrooms, ensuite shower room and further spacious shower room. South-facing garden, driveway and store room. EPC Rating tbc Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



COUNCIL TAX BAND: D

EPC Rating: D

Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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