

melvyn  
**Danes**  
ESTATE AGENTS



Burman Road  
Shirley  
Offers Around £535,000

Burman Road links Bills Lane with Haslucks Green Road and is ideally located for the amenities of Shirley. The road itself is an eclectic mix of property styles from Edwardian and Victorian built houses to more recently constructed modern detached houses. This property sits in the middle section of the road, and is one of a run of properties constructed in the 1920's and is being offered up for sale by it's current owner who has lived there for many years.

We are advised that the property is situated within the catchment area for Light Hall School which can be found in Hathaway Road, with infant schooling being at nearby Burman Infant School in Velsheda Road, and junior schooling is at either Haslucks Green Junior School in Haslucks Green Road or Shirley Heath School just off the Stratford Road. Also nearby, on the main Stratford Road, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School, although all education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, at the top of Burman Road, which provides a train service to Birmingham City Centre and Stratford upon Avon. 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 Parks and on to 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 Six, you will find Birmingham International Airport and Railway Station.

An ideal location therefore for this traditional detached house which retains many original features including some beautiful stained glass windows in the hallway and landing. The property occupies a very wide plot offering much potential for additional extension but has already been extended by the current owners to offer practical and versatile living accommodation. The kitchen has integrated appliances including a microwave and fridge and there is a detached double garage with electric door, lighting and shelving. The South-West facing garden extends to approximately 100' and has a private rear aspect. The property really does need to be viewed to be appreciated.



## ACCOMMODATION

FRONT BLOCK PAVED DRIVEWAY

PORCH ENTRANCE

WELCOMING RECEPTION HALLWAY

## EXTENDED LOUNGE

18'3" x 12'0" (5.56m x 3.66m)

## DINING ROOM

14'0" x 13'2" into bay (4.27m x 4.01m into bay)

## EXTENDED BREAKFAST KITCHEN

15'1" x 10'0" (4.60m x 3.05m)

## FIRST FLOOR LANDING

## BEDROOM ONE

12'0" x 12'0" (3.66m x 3.66m)

## EN SUITE SHOWER ROOM

## BEDROOM TWO

12'7" x 10'1" + door recess (3.84m x 3.07m + door recess)

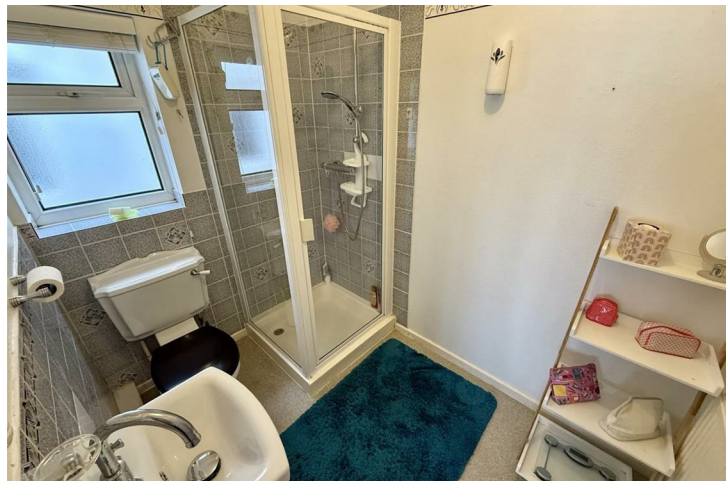
## BEDROOM THREE

11'8" x 7'3" + door recess (3.56m x 2.21m + door recess)

## BEDROOM FOUR

10'5" x 6'6" (3.18m x 1.98m)

## FAMILY BATHROOM



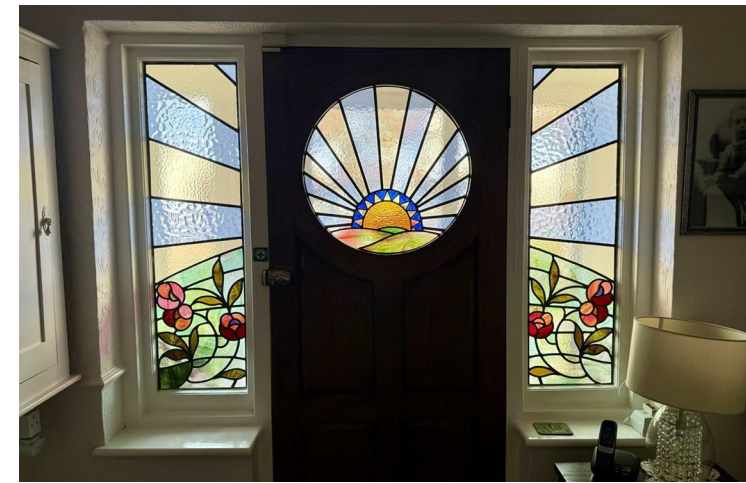
## ACCOMMODATION

### DELIGHTFUL SOUTH WEST FACING REAR GARDEN

appx 100' (appx 30.48m)

### SIDE DOUBLE GARAGE

17'3" x 14'4" (5.26m x 4.37m)



TENURE: We are advised that the property is Freehold.

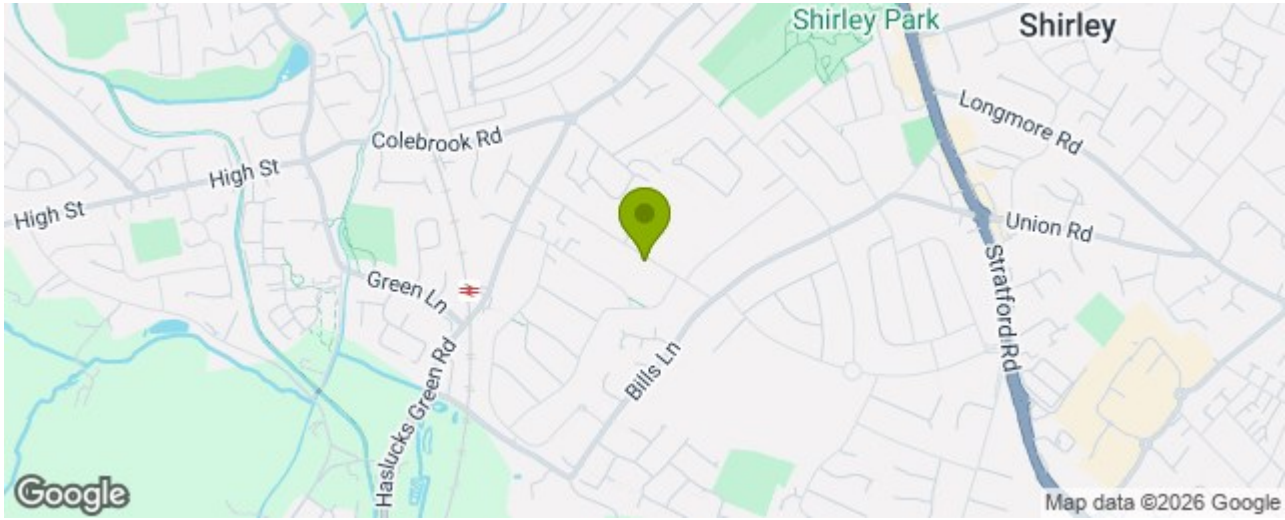
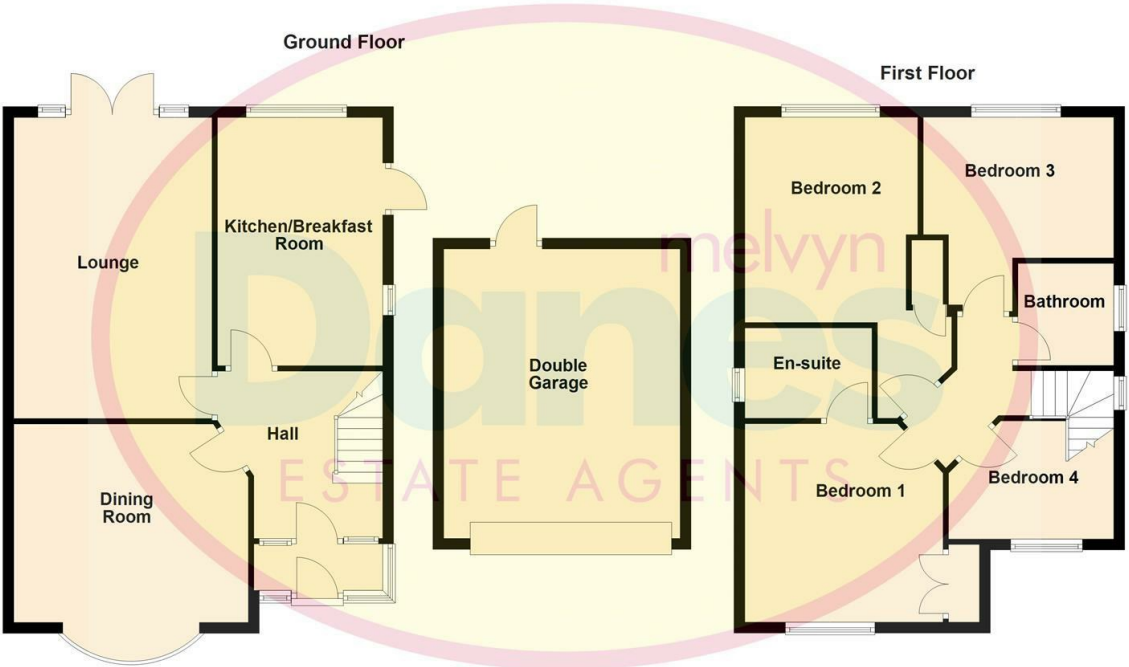
BROADBAND: We understand that the standard broadband download speed at the property is around 13 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 14/04/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to/ has limited current mobile coverage (data taken from checker.ofcom.org.uk on 14/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.


VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



49 Burman Road Shirley Solihull B90 2BG  
Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	61	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.