

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Burnthurst Crescent

Shirley, Solihull, B90 4UJ

£400,000



Council Tax:



# 29 Burnthurst Crescent

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£400,000



## Lounge

18'1 x 10'9 (5.51m x 3.28m)

## Dining Room

10'1 x 7'10 (3.07m x 2.39m)

## Kitchen

10'6 x 5'10 (3.20m x 1.78m)

## Bedroom One

11'11 x 9'5 (3.63m x 2.87m)

## Ensuite

5'8 x 5'7 (1.73m x 1.70m)

## Bedroom Two

8'8 x 8'2 (2.64m x 2.49m)

## Bedroom Three

8'3 x 7'4 (2.51m x 2.24m)

## Bathroom

6'5 x 5'9 (1.96m x 1.75m)

## Garden

A beautifully kept, low-maintenance rear garden featuring a paved patio, garden shed, charming summer house, and mature planting along well-fenced boundaries — perfect for relaxing without the hassle.

## Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

## Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band D.

## Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

## Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

## Fixtures And Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

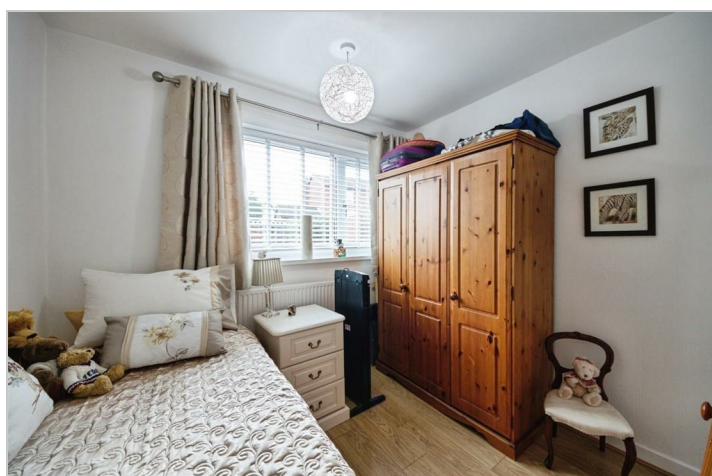
## General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection

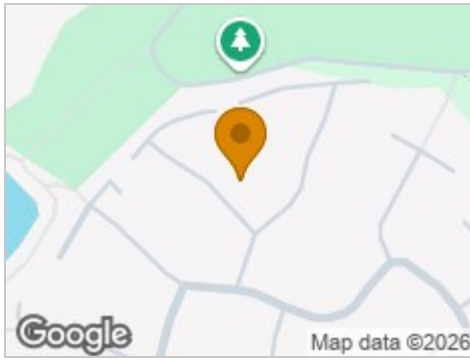
charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

### Agent Notes

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.



## Road Map



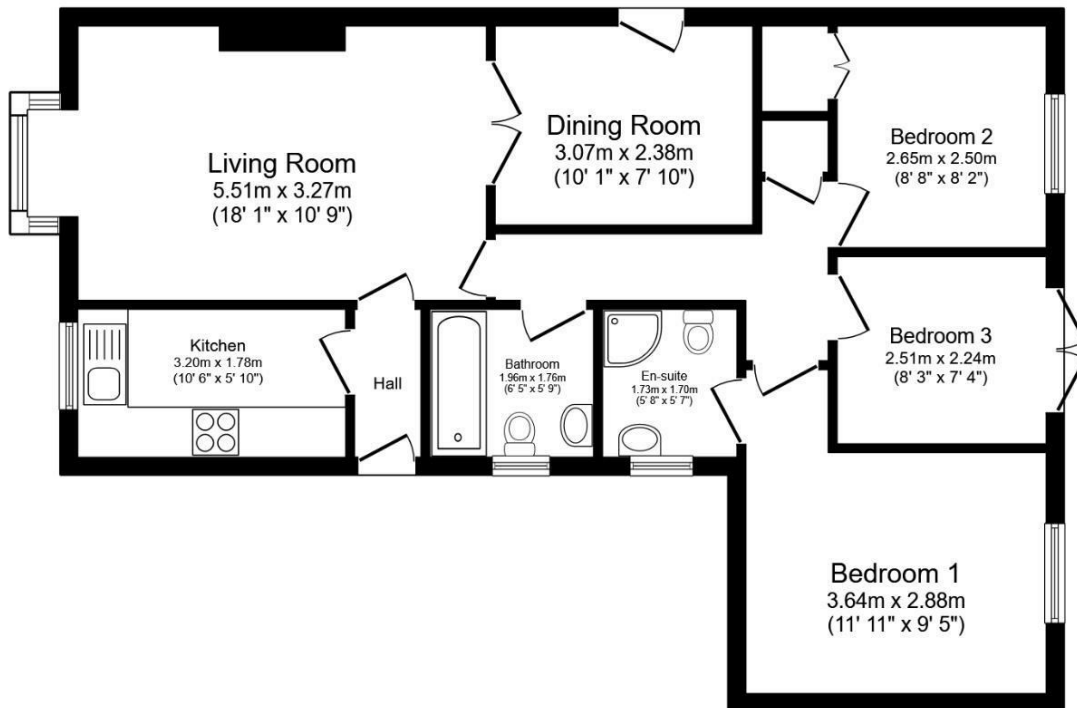
## Hybrid Map



## Terrain Map



## Floor Plan



### Floor Plan

Floor area 70.4 sq.m. (758 sq.ft.)

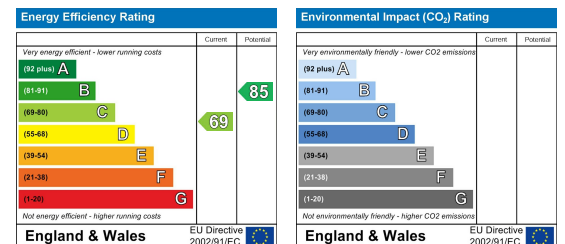
Total floor area: 70.4 sq.m. (758 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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