



Burley Close

Shirley, Solihull

- A Very Well Presented Three Bedroom Detached Family Home
- Re-Fitted Kitchen, Dining Area & Extended Lounge
- Modern Family Bathroom, Home Office & Guest W.C
- Rear Garden, Garage & Driveway Parking

£340,000

Current EPC Rating - C
Current Council Tax Band - D





Property Description

A modern detached property situated in a quiet cul-de-sac location with accommodation briefly comprising a superb extended open plan lounge/diner, re-fitted kitchen, home office/bedroom four, guest W.C, three bedrooms, modern family bathroom, rear garden, garage and off road parking

Shirley is home to a host of leisure and retail facilities. For shopping the new Park Gate development is packed with an array of popular major retail names and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large super stores like Waitrose, Asda, Sainsburys and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Lighthall Secondary School, Tudor Grange Academy, Our Lady of the Wayside Catholic School, St James' School and Blossomfield Primary School to name but a few and commuters are particularly well serviced with regular bus and train links to these destinations.



Rooms & Measurements

Re-Fitted Kitchen to Front 4.44m x 3.51m (14'7" x 11'6")

Dining Area 3.68m x 2.29m (12'1" x 7'6")

Superb Extended Lounge to Rear 4.39m x 3.81m (14'5" x 12'6")

Home Office/Bedroom Four to Side 2.82m x 2.06m (9'3" x 6'9")

Guest W.C

Bedroom One to Front 3.51m x 3.25m (11'6" x 10'8")

Bedroom Two to Rear 2.67m x 2.64m (8'9" x 8'8")

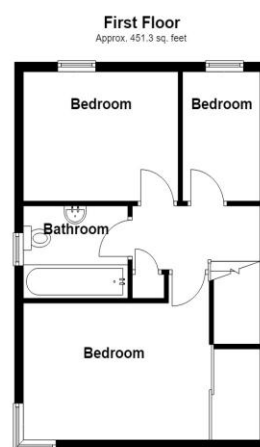
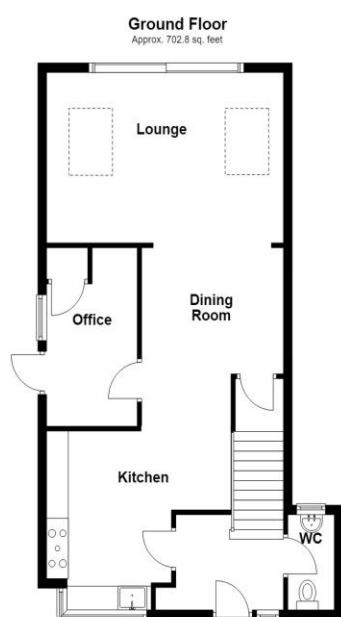
Bedroom Three to Rear 2.64m x 1.88m (8'8" x 6'2")

Modern Family Bathroom to Side 1.91m x 1.7m (6'3" x 5'7")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – D



Total area: approx. 1154.1 sq. feet

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.