



smarthomes

## Featherstone Crescent

Shirley, Solihull, B90 3RJ

- A Well Maintained Semi-Detached Family Home
- Three Bedrooms
- Spacious Through Lounge/Diner
- No Upward Chain

**Offers Over £350,000**

EPC Rating '62'







## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are 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 supermarkets like Waitrose, Asda, Sainsburys, Aldi 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 Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.





The property is set back from the road behind a block paved driveway providing off road parking with a lawn area to side, planted shrubs and bushes and double opening UPVC double glazed doors leading into

#### **Enclosed Porch**

With full height double glazed windows to property frontage and a further obscure glazed composite front door leading to

#### **Entrance Hallway**

With ceiling light point, radiator, coving to ceiling, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to



#### **Through Lounge/Diner**

24' 7" x 11' 5" (7.5m x 3.5m) With UPVC double glazed bay window to front elevation and double glazed sliding patio doors leading to the rear garden, two wall mounted radiators, two ceiling light points, wall light points, coving to ceiling and brick built fireplace with tiled hearth and gas fire

#### **Fitted Kitchen to Rear**

13' 5" x 6' 10" (4.1m x 2.1m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a composite 1 1/2 bowl sink and drainer unit. Space for freestanding electric cooker with extractor hood over, tiling to splash back areas, coving to ceiling, radiator, two ceiling light points, a double glazed window to the rear aspect and a single glazed door leading to



#### **Utility Room**

10' 2" x 9' 10" (3.1m x 3m) Fitted with a range of wall and base units with a work surface over, space and plumbing for washing machine, UPVC double glazed window to rear, double glazed composite door leading to the rear garden, ceiling roof lantern, ceiling light point and door to garage

#### **Landing**

With a UPVC double glazed window to side, ceiling light point, loft access and door to



#### **Bedroom One to Front**

13' 1" x 9' 6" (4m x 2.9m) With double glazed bay window to front elevation, radiator, wall and ceiling light points, coving to ceiling and built in wardrobes with sliding doors

#### **Bedroom Two to Rear**

11' 5" x 10' 5" (3.5m x 3.2m) With double glazed window to rear elevation, radiator, wall and ceiling light points, coving to ceiling and a range of fitted cupboards



**Bedroom Three to Front**

7' 10" x 5' 6" (2.4m x 1.7m) With double glazed window to front elevation, coving to ceiling, radiator and ceiling light point

**Family Bathroom to Rear**

7' 6" x 6' 6" (2.3m x 2m) Being fitted with a coloured suite comprising of a panelled bath, pedestal wash hand basin and a low flush W.C. Two chrome heated towel rails, tiling to full height, airing cupboard with radiator, ceiling light point and an obscure double glazed window to the rear elevation

**Pleasant Rear Garden**

Being mainly laid to lawn with a block paved patio area, a variety of mature shrubs and bushes, timber framed potting shed and panelled fencing to boundaries

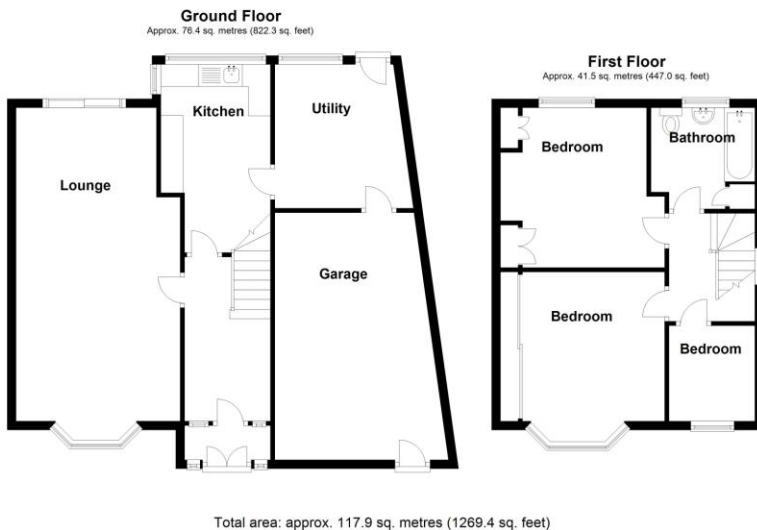


**Wide Side Garage**

16' 8" x 13' 5" max (5.1m x 4.1m max) With an electric up and over door for vehicular access, composite door to property frontage, three UPVC double glazed windows to side, wall mounted gas central heating boiler, two polycarbonate roof windows, cold water tap, ceiling light point and courtesy door to utility

**Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements