



## Featherstone Close

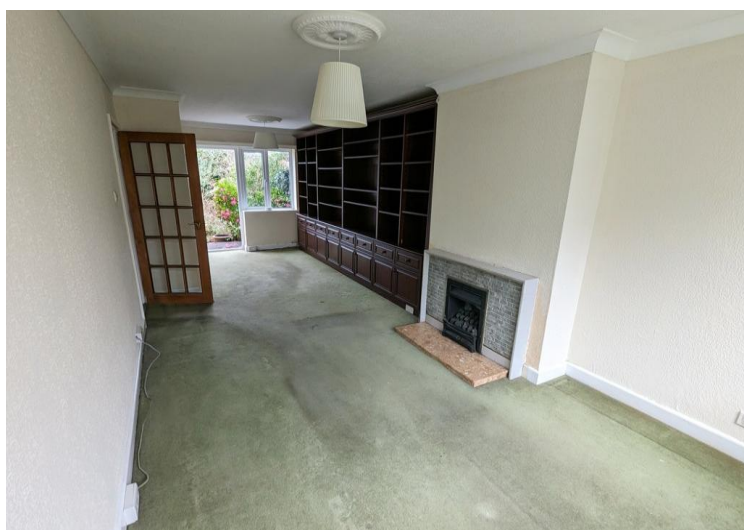
Shirley, Solihull, B90 3RL

- A Ground Floor Maisonette Requiring Refurbishment
- Two Good Size Bedrooms
- No Upward Chain
- Extended Lease Upon Completion

**£190,000**

EPC Rating - 68

Current Council Tax Band - B







## 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.





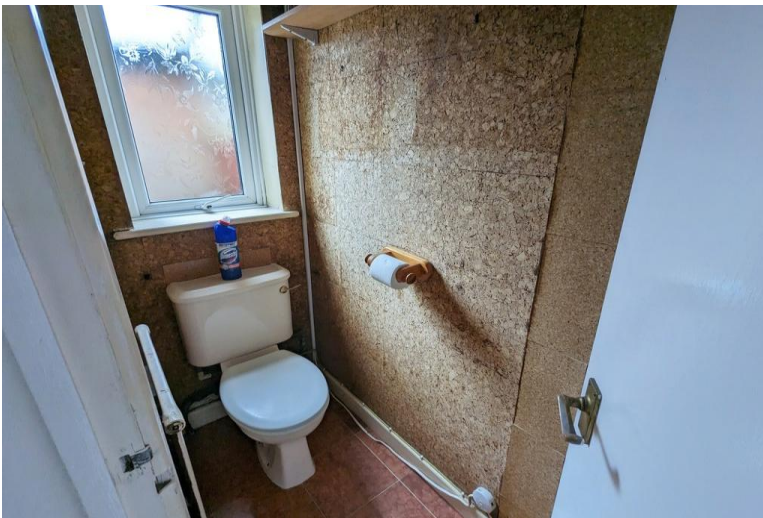
The property is accessed via a paved footpath leading to a canopy porch with a wooden door giving access to

### **Vestibule**

With a further glazed door leading into

### **Hallway**

With ceiling light point, radiator and doors leading off to



### **Through Lounge/Diner**

25' 7" x 9' 11" max (7.8m x 3.02m max)  
With UPVC double glazed bay window to front elevation, UPVC double glazed door and window to rear, wall mounted radiator, two ceiling light points, ample fitted storage and display shelving and a living flame gas fire with marble hearth

### **Kitchen to Rear**

7' 7" x 7' (2.31m x 2.13m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Space for freestanding cooker with extractor hood over, space and plumbing for washing machine and dishwasher, tiling to splash back areas, ceiling light point and a double glazed window to the rear aspect



### **Bedroom One to Front**

12' x 10' (3.66m x 3.05m) With double glazed window to front elevation, radiator and ceiling light point

### **Bedroom Two to Front**

13' 11" x 7' 10" (4.24m x 2.39m) With double glazed window to front elevation, radiator and ceiling light point



**Bathroom to Rear**

7' 8" x 5' 10" (2.34m x 1.78m) Being fitted with a suite comprising of a panelled bath with shower and glass shower screen and a pedestal wash hand basin. Radiator, tiling to splash prone areas, ceiling light point, airing cupboard and an obscure double glazed window to the rear elevation

**Separate W.C**

With a low flush W.C, obscure UPVC double glazed window to side, radiator and ceiling light point

**Rear Garden**

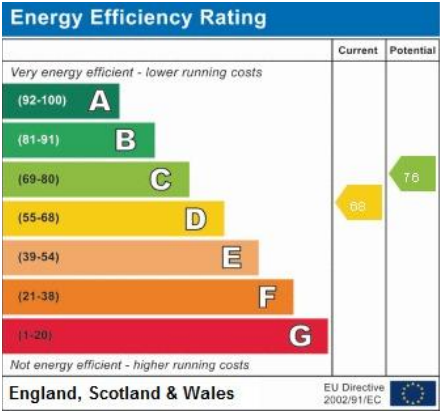
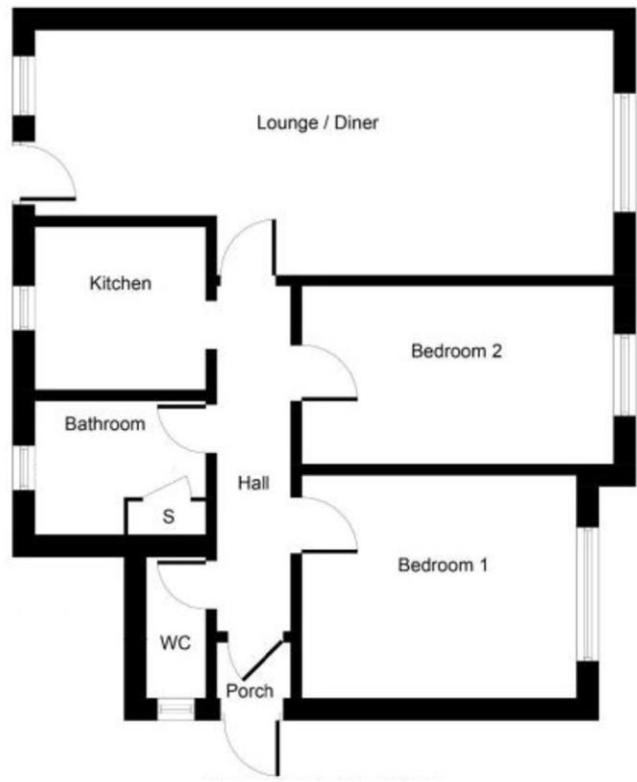
Being mainly laid to lawn with paved patio area and hedging to boundaries

**Garage**

Located in a separate block

**Tenure**

We are advised by the vendor that the property is leasehold currently with approx. 39 years remaining on the lease however we are advised by the vendor that this will be extended to approx. 129 years remaining upon completion with a peppercorn ground rent, 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 Vendor. Current council tax band – B



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