

# Horton & Senate



68 Featherstone Crescent, Shirley, Solihull, B90 3RJ

Offers Over £215,000

- No Chain
- Private Rear Garden
- Extended Lease On Completion to 165 Years
- Kitchen
- Garage
- Ground Floor
- Conservatory
- Lounge
- Shower Room
- Must view!

# 68 Featherstone Crescent, Solihull B90 3RJ

\*NO CHAIN\* \*Extended lease on completion to 165years\* Two bedroom ground floor maisonette with a private rear garden, conservatory, kitchen, shower room and WC. This property is ideal for investment or a first time buyer.

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Council Tax Band: B



### Lounge

A bright and airy lounge with a window to the front and a door to the rear leading to the conservatory, a feature fireplace with fire and two central heating radiators;

### Conservatory

A useful room providing an additional living area over looking the private rear garden.

### Kitchen

A well presented kitchen with a range of wall and floor base units with roll top worksurface over incorporating an electric hob, oven with extractor over and an inset sink with mixer tap and drainer. There is a double glazed window to the rear elevation and tiling to splash prone areas;

### Shower Room

A modern suite comprising of an enclosed shower and a sink. There is tiling to splash prone areas, and obscure double window to the rear, a central heating radiator and a storage cupboard;

### Wc

### Bedroom One

A double bedroom with a double glazed window to the front, fitted wardrobes and a central heating radiator;

### Bedroom Two

A double bedroom with built in wardrobes, a central heating radiator and a double glazed window to the front;

### Garden

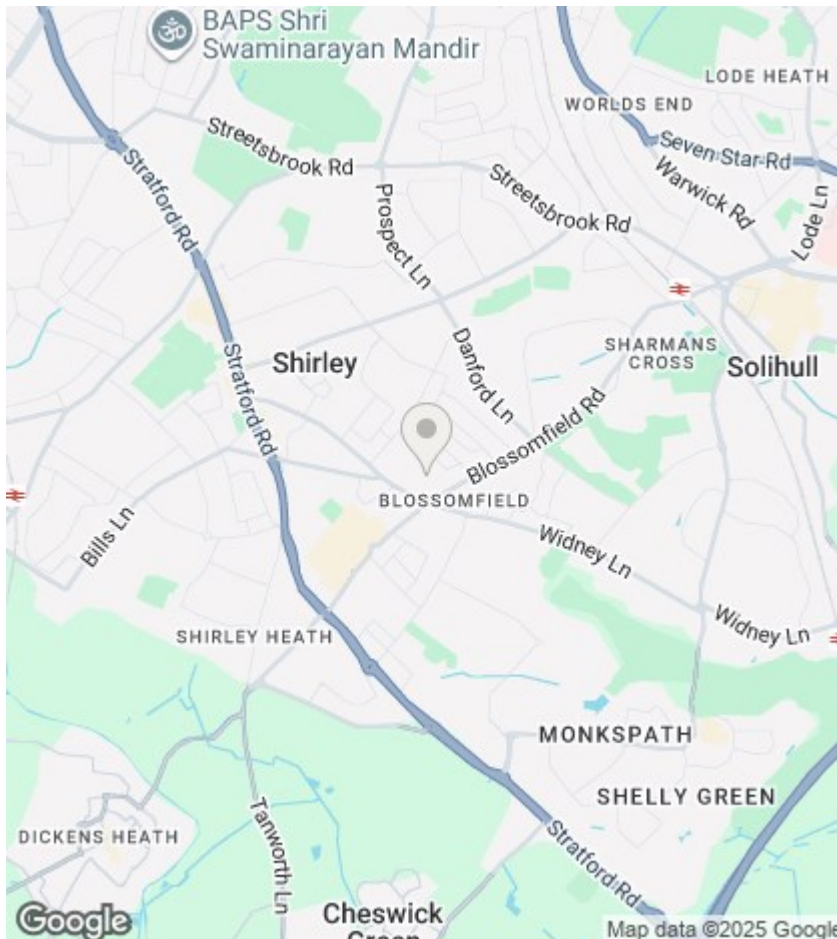
Private rear garden that is slabbed patio area leading to a lawn, having a gate providing access to the front, fencing to boundaries and a shed.

### Garage

In separate block







## Directions

## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

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

## Ground Floor

