



smarthomes

## Featherstone Close

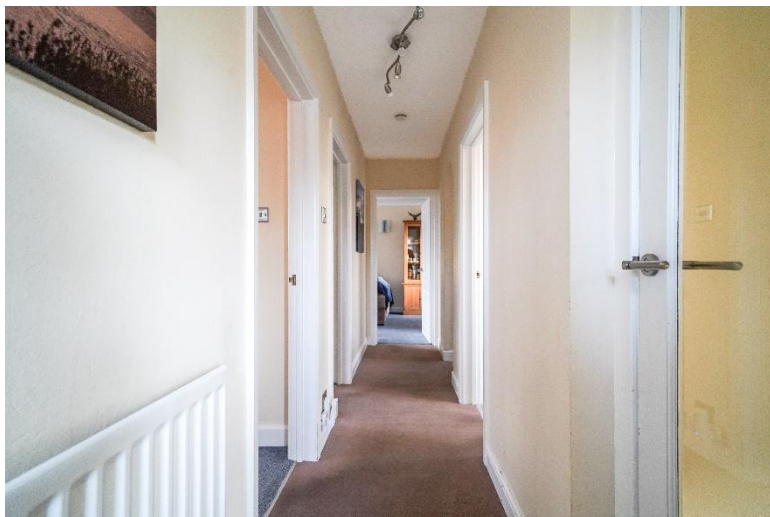
Shirley, Solihull

- A Well Presented Two Bedroom Maisonette
- Fitted Kitchen & Modern Shower Room
- South Facing Garden & Garage En-Bloc
- No Upward Chain

**£195,000**

Current EPC Rating - C  
Current Council Tax Band - B





## Property Description

A well presented first floor maisonette situated in a discreet cul-de-sac location benefiting from no upward chain and an extended lease. The property would be an ideal first time buy or investment property and offers accommodation comprising a through lounge/diner, fitted kitchen, two double bedrooms, wet room, separate W.C, front garden, South facing rear garden and garage en-bloc

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 spoiled 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.



## Rooms & Measurements

Spacious Through Lounge/Diner 8.03m x 3.02m max (26'4" x 9'11" max)

Fitted Kitchen to Rear

Bedroom One to Front 3.63m x 3.02m (11'11" x 9'11")

Bedroom Two to Front 4.44m x 2.57m (14'7" x 8'5")

Wet Room

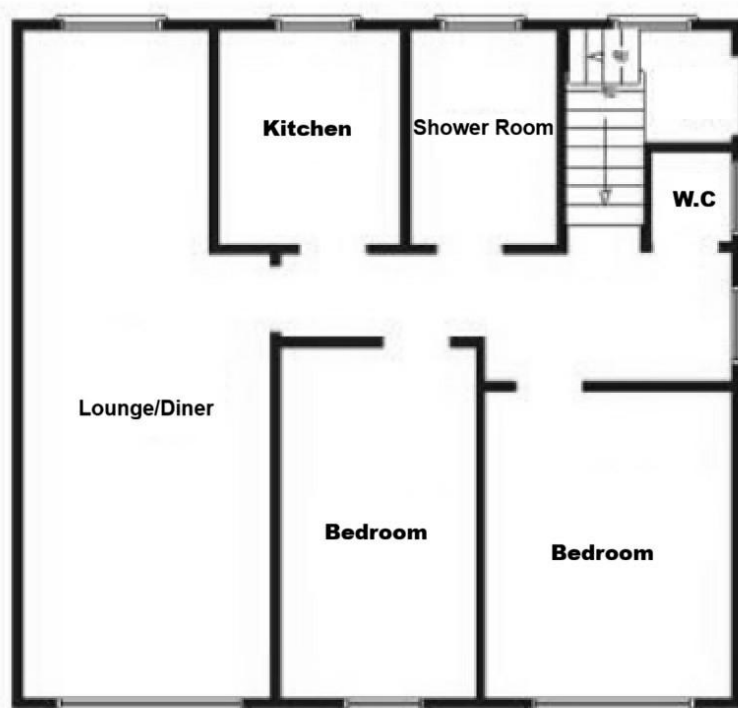
Separate W.C

Garage En-Bloc 5.79m x 2.74m (19'0" x 9'0")

Tenure

We are advised by the vendor that the property is leasehold with approx. 126 years remaining on the lease and no service charges or ground rent payable. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Vendor. Current council tax band – B



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

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.