



smarthomes

## Featherstone Crescent

Shirley, Solihull

- A Beautifully Presented & Refurbished Family Home
- Three Good Sized Bedrooms
- Play Room/Office/4<sup>th</sup> Bedroom – With En Suite & WC
- Re-Fitted Kitchen
- Spacious Re-Fitted En Suite Shower Room & Re-Fitted Bathroom
- Tudor Grange Catchment
- Fantastic Sized Landscaped Rear Garden

**Offers Over £400,000**

Current EPC Rating 63 (D)

Current Council Tax Band D







## Property Description

A beautifully presented & refurbished family home benefitting from the potential to extend (STPP), three good sized bedrooms with potential for a 4th currently being used as a playroom, re-fitted kitchen, spacious re-fitted en-suite shower room, re-fitted family bathroom, playroom/office/study/potential 4th bedroom, with en-suite and WC, utility room, lounge diner, great size landscaped rear garden and off road parking, as well as being situated within the highly regarded Tudor Grange School Catchment

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.





## Rooms & Measurements

Welcoming Entrance Hall

Play Room/Office/ Bedroom Four - 1.83m x 2.84m (6'0" x 9'4")

Utility Room - 1.83m x 2.21m (6'0" x 7'3")

Guest WC

Re-Fitted Kitchen - 2.03m x 3.4m (6'8" x 11'2")

Lounge Dining Room - 3.2m x 5.99m (10'6" x 19'8")

Bedroom One - 3.71m x 2.92m (12'2" x 9'7")

En Suite Shower Room - 1.35m x 3.2m (4'5" x 10'6")

Bedroom Two - 2.26m x 3.86m (7'5" x 12'8")

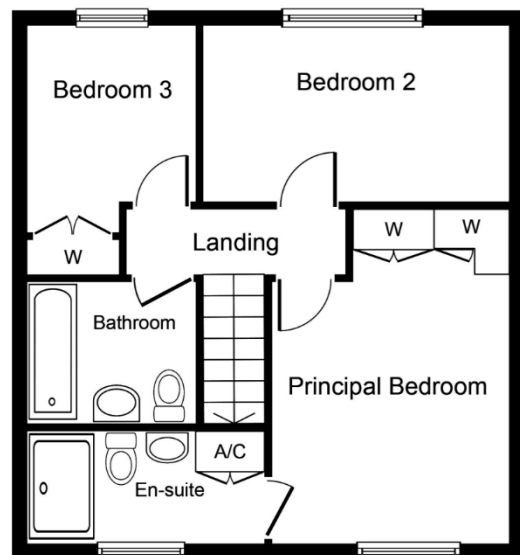
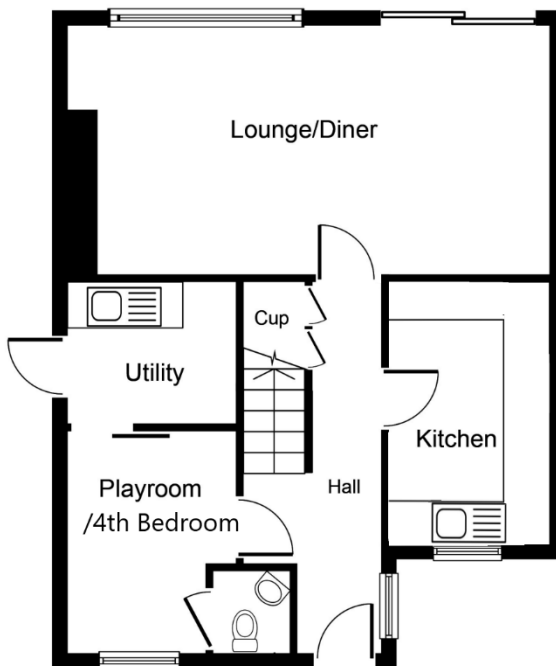
Bedroom Three - 2.64m x 2.29m (8'8" (to fitted wardrobe) x 7'6")

Family Bathroom - 1.68m x 2.24m (5'6" x 7'4")

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – D





316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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

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