



Featherstone Crescent, Shirley

Offers Around £339,950

- RECEPTION HALLWAY
- KITCHEN
- SHOWER ROOM
- DRIVEWAY
- NO UPWARD CHAIN
- THROUGH LOUNGE DINER
- THREE BEDROOMS
- SIDE GARAGE
- REAR GARDEN
- POPULAR LOCATION

Featherstone Crescent is conveniently located leading from Longmore Road which links Blossomfield Road with the A34 Stratford Road in the centre of Shirley.

We are advised that the property is situated within the catchment area of Alderbrook School, with infant schooling being at Blossomfield Infant School leading from Lawnswood Avenue, and junior schooling at nearby Shirley Heath Junior School. Also nearby, on the main Stratford Road, is Our Lady of the Wayside Roman Catholic Junior and Infant School. All education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks and Leisure Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An excellent location therefore for this semi-detached house which sits back from the road behind a front driveway which is flanked by a lawn. The driveway extends to a UPVC double glazed door that opens directly to the

CANOPY PORCH

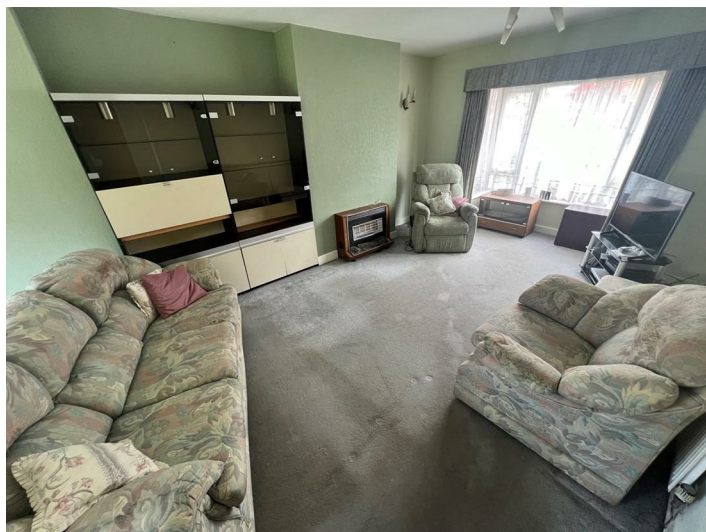
Having UPVC double glazed front door opening to the

RECEPTION HALLWAY

Having staircase rising to the first floor accommodation, ceiling light point, central heating radiator and doors opening to the lounge diner and kitchen

THROUGH LOUNGE DINER

24'4" max into bay x 12'1" max (7.42m max into bay x 3.68m max)



Having UPVC double glazed bay window to the front, two

ceiling light points, two central heating radiators, three wall light point and UPVC double glazed French style door to the rear garden with side window

KITCHEN

7'10" x 7'0" (2.39m x 2.13m)



Having UPVC double glazed window to the rear and UPVC double glazed door to the side, ceiling light point, understairs pantry, wall and base mounted storage units with work surfaces over having inset sink and drainer, electric cooker point, space and plumbing for automatic washing machine and under work surface appliance space

LANDING

Having UPVC double glazed window to the side, ceiling light point, loft hatch access, cupboard housing the combi boiler, airing cupboard and doors off to three bedrooms and shower room

BEDROOM ONE

11'3" x 10'4" (3.43m x 3.15m)



Having UPVC double glazed window to the rear, ceiling light point, storage cupboard, central heating radiator, UPVC double glazed window to the rear and built in wardrobes

BEDROOM TWO
11'1" x 10'5" (3.38m x 3.18m)



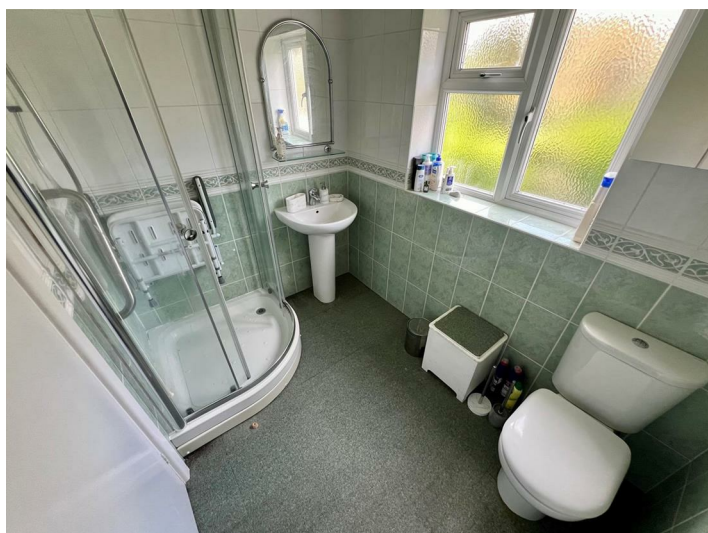
Having UPVC double glazed window to the front, ceiling light point, central heating radiator and storage cupboard

BEDROOM THREE
7'9" x 6'6" (2.36m x 1.98m)



Having ceiling light point and UPVC double glazed window to the front

SHOWER ROOM



Having UPVC double glazed window to the rear, ceiling light

point, central heating radiator, full height wall tiling, quadrant shower enclosure, pedestal wash hand basin and low level WC

REAR GARDEN



Having paved patio area with gated access to the front, door to the garage and lawn with coniferous screening

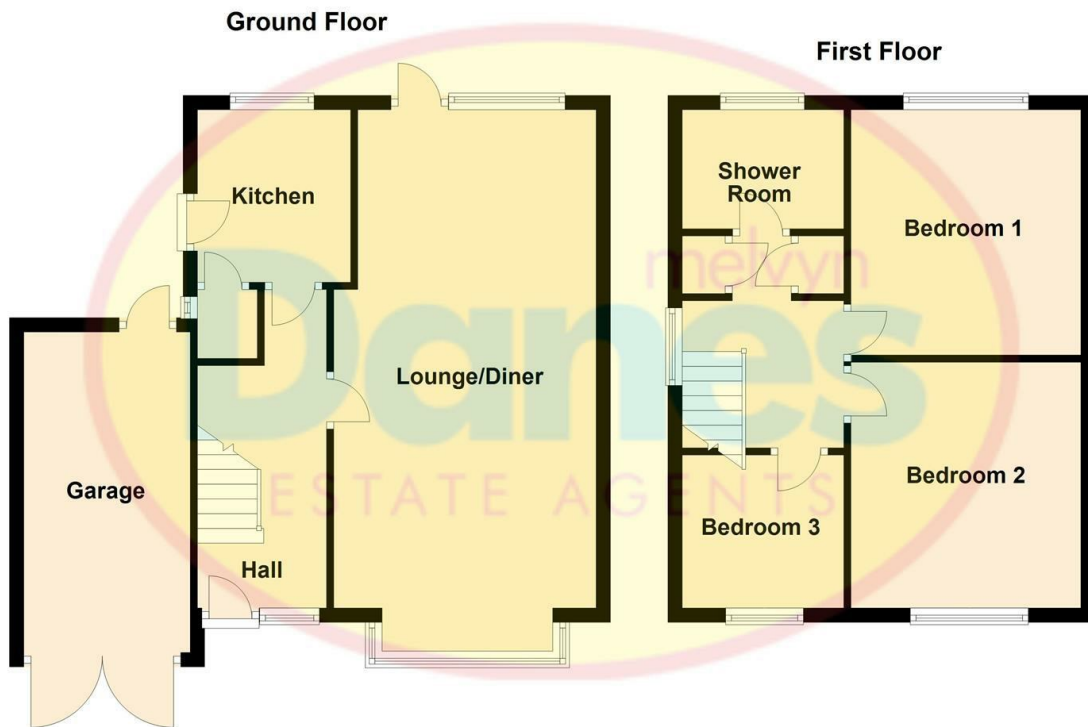
SIDE GARAGE

Having double opening doors to the front driveway and personnel door to the rear garden



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



LOCATION

From the Shirley office turn left off the A34 Stratford Road into Union Road. Proceed to the mini island with Longmore Road bearing right and taking the first left turn into Featherstone Crescent where the property can be found on the right hand side.

TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

COUNCIL TAX BAND: D

VIEWING

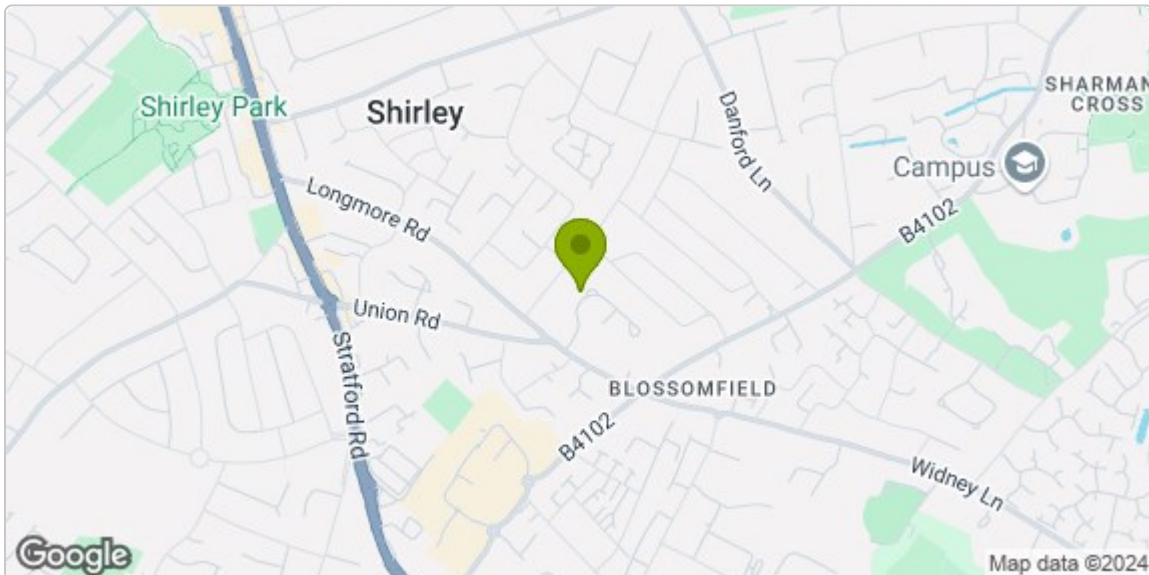
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:
25 Featherstone Crescent
Shirley Solihull B90 3RH

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk