



52 FEATHERSTONE CRESCENT, SHIRLEY, SOLIHULL, B90 3RJ

PURCHASE PRICE £175,000

**DRAFT DETAILS**





## PROPERTY OVERVIEW

A fantastic opportunity to purchase this ground floor maisonette situated in a quiet cul de sac location. This maisonette is offered to the market with no upward chain, benefits from gas central heating, double glazing and has the added attraction of a refitted kitchen and bathroom and a south facing rear garden. The accommodation briefly comprises of: canopy porch, entrance hall, lounge/dining room, sun room, refitted kitchen, two bedrooms, shower room, separate wc, south facing rear garden and garage. In more detail the property affords:-

## ACCOMMODATION ON THE GROUND FLOOR

Approached via the paved footpath.

### CANOPY PORCH

With front door giving access through to:-

### ENTRANCE HALL

With double central heating radiator, coved cornicing, power points and leading to:-

### LOUNGE/DINING ROOM

26' 10" x 10' 0" (8.20m x 3.05m) Having a feature granite fireplace incorporating a fitted gas fire, two central heating radiator, coved cornicing, double glazed window to the front, three wall light points and double glazed sliding patio doors leading into the sun room.

### REFITTED KITCHEN

7' 8" x 7' 4" (2.35m x 2.25m) Having an inset one and a half bowl sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, electric cooker point, plumbing for a washing machine, further space for a fridge or freezer, wall mounted Worcester gas central heating boiler, complementary wall tiles and UPVC double opening French doors leading into:-

### SUN ROOM

13' 8" x 7' 6" (4.17m x 2.30m) UPVC double glazed



window, door leading out to the rear garden and power points.

#### BEDROOM ONE (FRONT)

12' 1" x 9' 11" (3.70m x 3.03m) Double glazed window, central heating radiator and power points.

#### BEDROOM TWO (FRONT)

11' 10" x 7' 8" (3.62m x 2.35m) Extensive range of fitted wardrobes with cupboards over, inset dressing table, central heating radiator, power points and double glazed window.

#### REFITTED SHOWER ROOM

Having a double shower cubicle with Triton T70si electric shower, vanity wash basin, central heating radiator, high level electric heater and central heating radiator.

#### SEPARATE WC

With low flush wc.

#### OUTSIDE

#### GARAGE

Situated in the nearby block.

#### SOUTH FACING REAR GARDEN

The property enjoys a large south facing rear garden, having a paved patio, dwarf wall, lawn, flower borders, shrubs and two sheds.

#### TENURE

Leasehold

#### VIEWING

Via Xact in Solihull on 0121 712 6222.

#### COUNCIL TAX

Council Tax Band B



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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