

# HUNTERS®

HERE TO GET *you* THERE



## Featherstone Crescent

Shirley, Solihull, B90 3RJ

£200,000



Council Tax: B

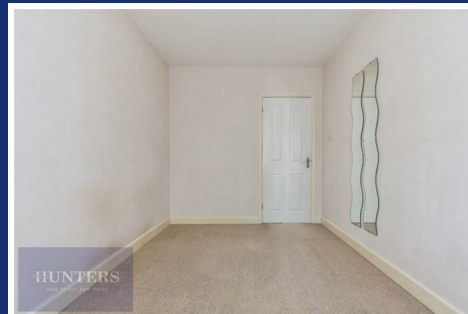




# 70 Featherstone Crescent

Shirley, Solihull, B90 3RJ

£200,000



## Living Room

26'0 x 10'0 (7.92m x 3.05m)

## Kitchen

8'5 x 7'9 (2.57m x 2.36m )

## Bedroom One

12'0 x 7'10 (3.66m x 2.39m)

## Bedroom Two

12'0 x 10'2 (3.66m x 3.10m )

## Shower Room

7'9 x 5'5 (2.36m x 1.65m )

## Garage

garage located in a separate block

## Location

B90 3RJ is a highly sought-after location within Solihull, offering an excellent balance of convenience, connectivity, and desirable residential surroundings. The area benefits from a strong sense of community and is particularly popular with families and professionals alike.

Residents enjoy easy access to a range of local amenities, including well-regarded schools, shops, cafés, and leisure facilities. Touchwood Shopping Centre and Shirley High Street are both within easy reach, providing a wide selection of retail and dining options.

The location is ideal for commuters, with excellent transport links via nearby train stations and easy access to the M42, M40, and A34, allowing straightforward travel to Birmingham city centre, the

NEC, Birmingham Airport, and beyond.

Surrounded by green spaces and parks, the area also offers plenty of opportunities for outdoor activities, making it a practical yet attractive place to live.

## Tenure

The Agent understands that the property is Freehold/Leasehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

## Service Charge / Ground Rent

Hunters have been advised that there is no service charge. However, there is a ground rent of £50, payable every six months.

## Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band B.

## Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

## Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor,

Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

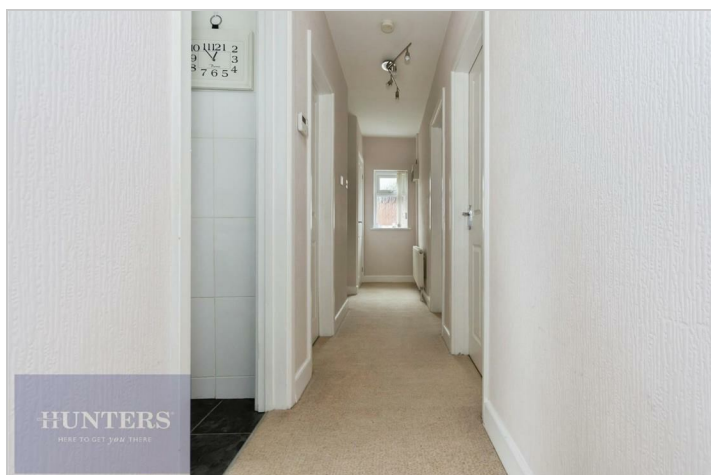
### General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

### Agent Note

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective

purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.



Road Map



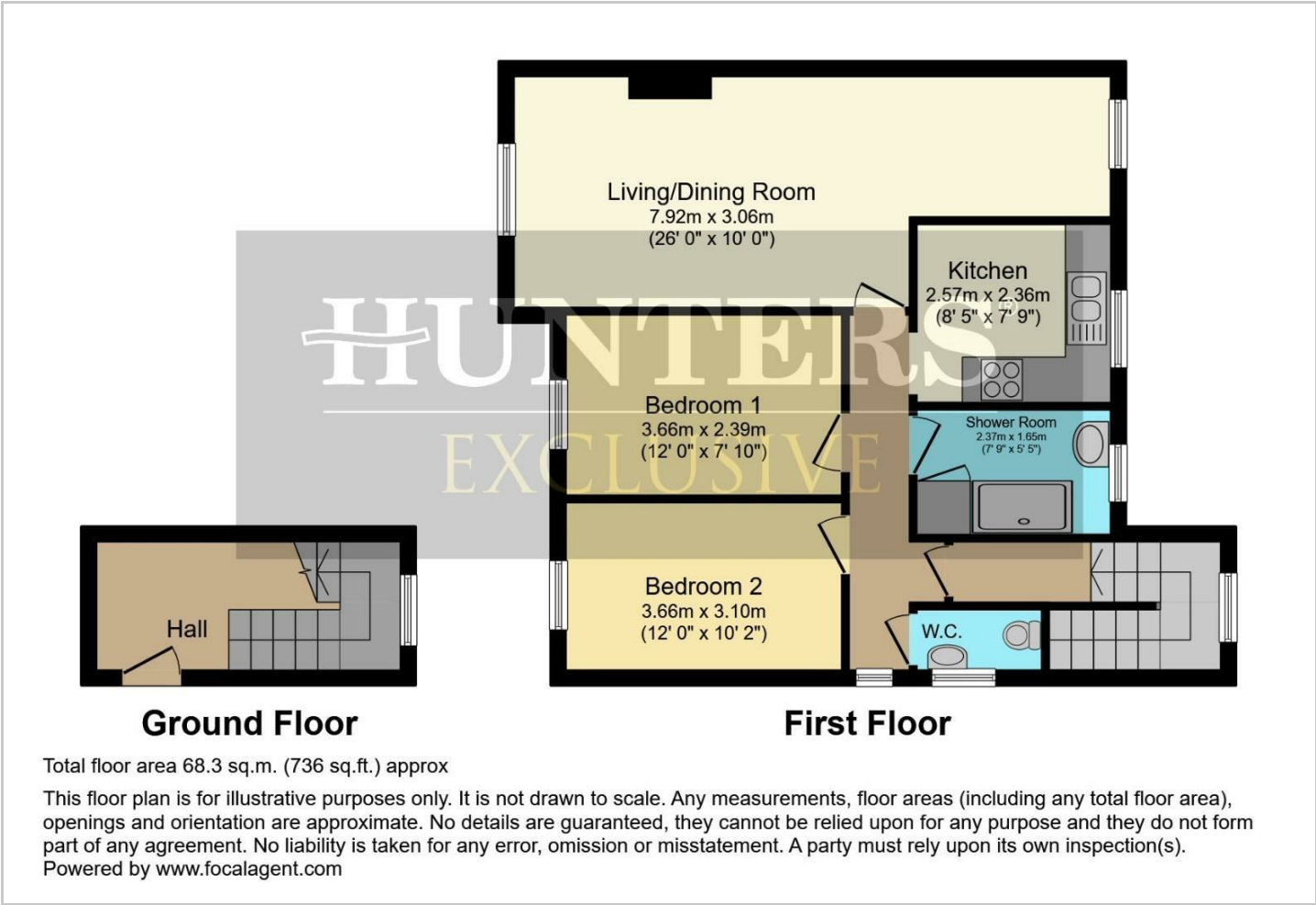
Hybrid Map



Terrain Map



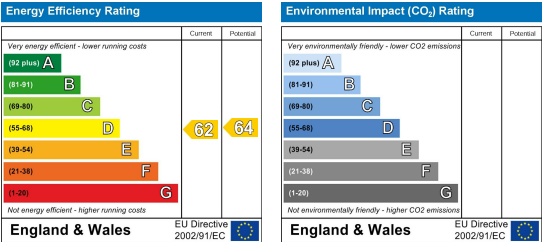
Floor Plan



Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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