

Horton & Senate



100a Fabian Crescent, Shirley, Solihull, B90 2AB

£524,950

- Detached Property
- Detached Garage
- Refitted Bathroom
- Super Location
- MUST VIEW!
- Three Generous Bedrooms
- Two Driveways
- Refitted Kitchen
- Two EV Charging Points

100a Fabian Crescent, Solihull B90 2AB

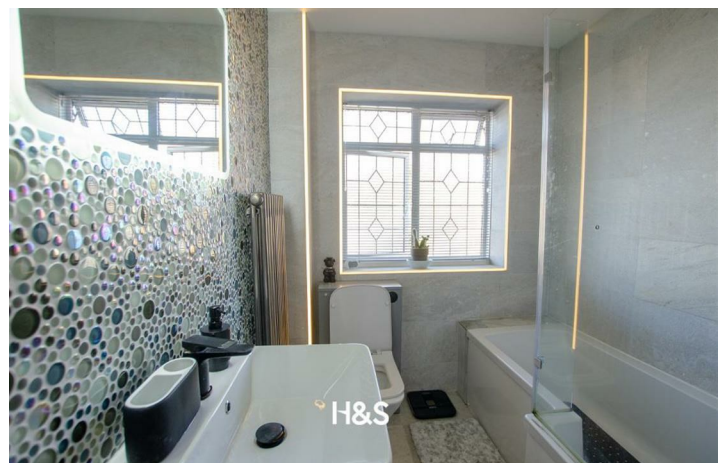
An immaculate three bedroom detached property in the heart of Shirley. The property has been refurbished to a high standard and includes a modern kitchen and bathroom, a detached garage with off road parking to the front and a gated driveway to the rear! Early viewing is essential to avoid missing out!

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Council Tax Band:



Approach

The property is set on a corner and has a recently laid driveway, with a door leading to the porch and a door to the side leading to the side utility.

Ground Floor

Hallway:

Having a glazed window and door to the front, radiator, stairs rising to the first floor landing, understairs storage cupboard and doors leading off to the through lounge and kitchen.

Lounge/Diner

A spacious room ideal for families with a dining area to the front with a double glazed window to the front and a lounge area to the rear with sliding doors leading to the conservatory.

Conservatory

A versatile room currently being used as a home gym with double glazed doors leading to the rear garden

Kitchen

This bespoke kitchen has been installed by the current owners providing comprising of a range of high gloss wall and floor base units with 'Quartz' worksurface over, integrated high end 'Smeg' appliances to include a double oven, hob and dishwasher. There is a double glazed window to the rear and a door leading to the utility.

Utility Room

There is a door leading to the rear garden, space for a fridge freezer, plumbing for a washing machine, electric and gas meters and a door leading to the front drive.

Landing

There is access to the loft, a boiler cupboard and doors to the first floor rooms

Bedroom One

A large double bedroom with a double glazed bay window to the front and fitted wardrobes.

Bedroom Two

A double bedroom with a double glazed window to the rear and space for wardrobes.

Bedroom Three

A larger than average single bedroom with a double glazed window to the rear

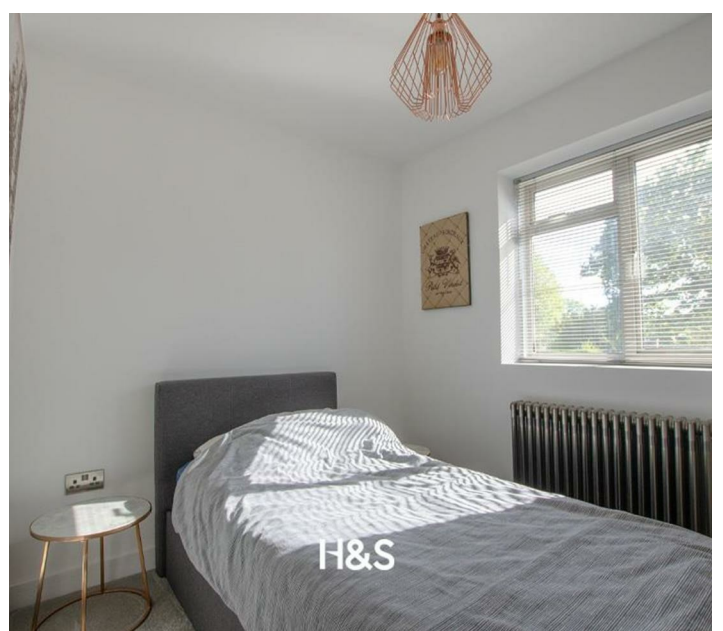
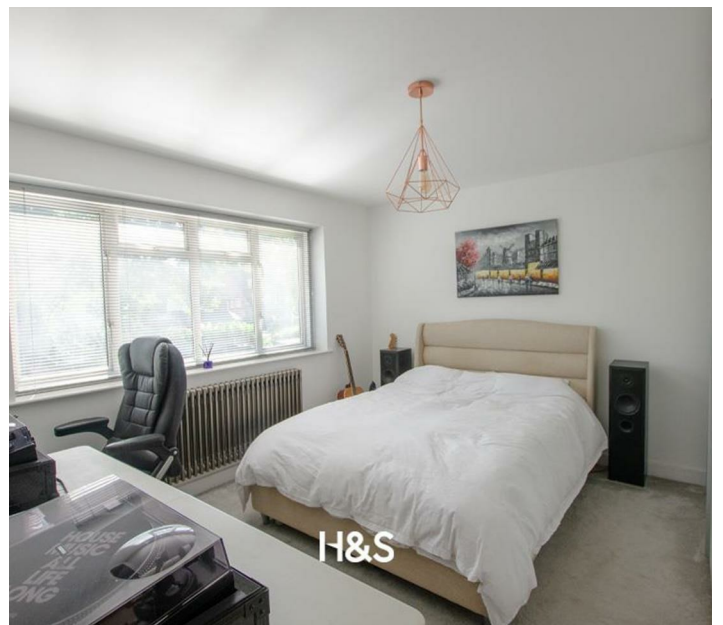
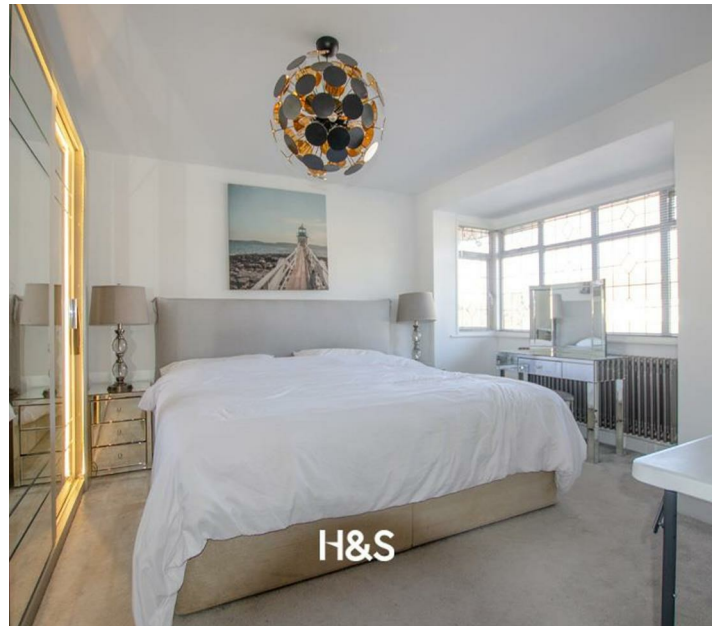
Bathroom

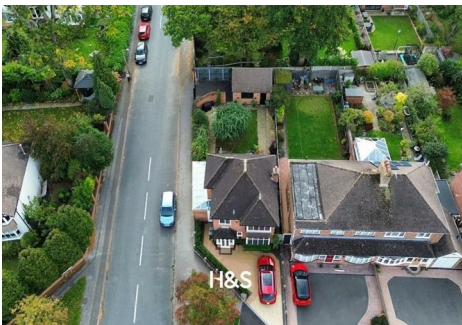
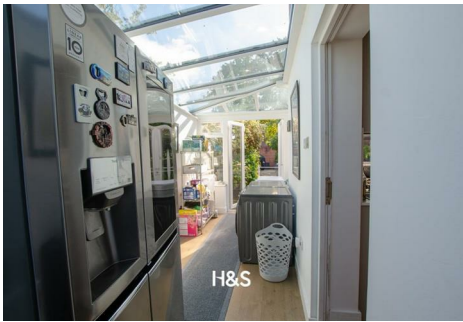
This modern bathroom has been installed by the current owners has a unique feature wall and tiling from 'Porcelanosa' and the suite comprises of a bath with shower over, sink with vanity unit and a wc.

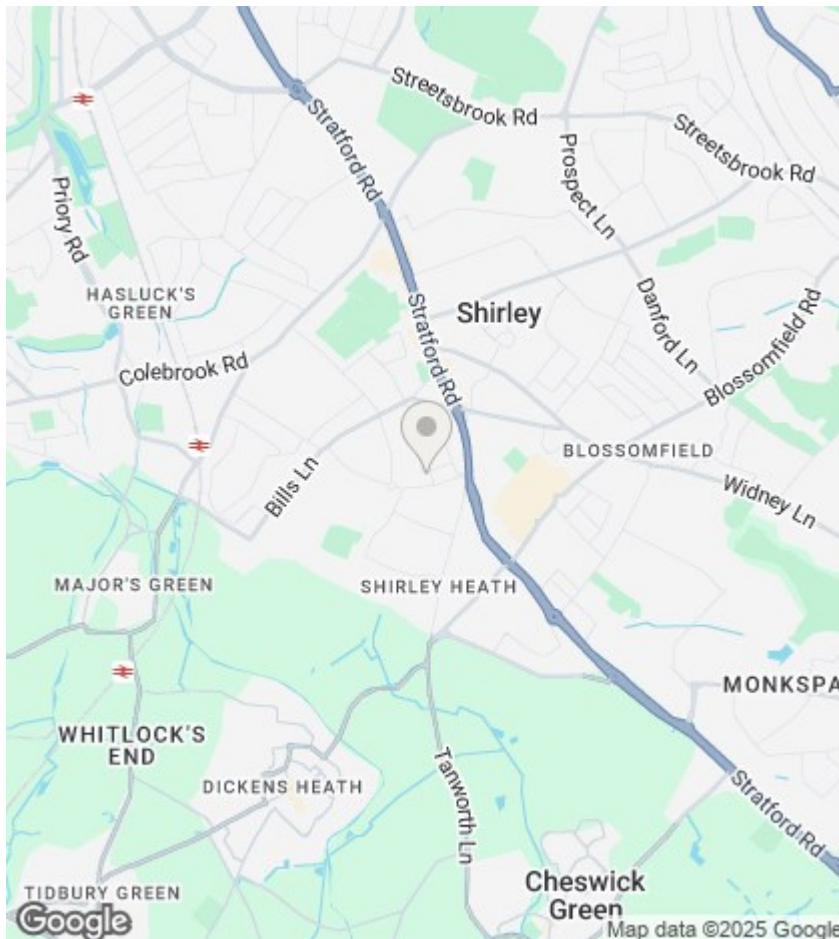
Outside

Rear Garden

The rear garden has been landscaped and benefits from a private slabbed patio area ideal for dining, a feature pond, a further rear patio perfect for a barbecue station, mature shrubs and bushes to the borders, a gate leading to the rear drive and detached garage.







Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

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

