



Fabian Crescent, Shirley, Solihull.

£499,950

Hawkins & Patterson
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Fabian Crescent, Shirley, Solihull.

PORCH ENTRANCE

Having UPVC double glazed windows to the front and side, recessed ceiling spotlights, central heating radiator and front door opening to;

RECEPTION HALLWAY

Having ceiling light points, staircase rising to first floor accommodation with contemporary style beech and chrome balustrade, 'Amtico' style flooring, central heating radiator, two storage cupboards, skirting lighting, polished marble effect decorative wall and doors opening to the lounge, dining room and breakfast kitchen.

ATTRACTIVE LOUNGE

12'5" x 11'1" max overall

UPVC double glazed window dog leg style bay window to the front, ceiling light point, central heating radiator, coved cornicing to the ceiling and feature display fireplace with Oak mantle over.

EXTENDED LIVING ROOM

17'7" x 10'0" max (8'5" min)

Having UPVC double glazed double opening French style doors to the rear, central heating radiator, coved cornicing to the ceiling and wall TV point.

REFITTED EXTENDED BREAKFAST KITCHEN

14'0" x 13'3"

Having recessed ceiling spotlights, UPVC double glazed window to the rear, UPVC double glazed double opening doors to the side, 'Amtico' style flooring with underfloor heating, recessed ceiling spotlights, door opening to the utility room. Extensive range of Refitted wall and base mounted storage units with compound granite effect work surfaces over incorporating under mounted 1½ bowl sink and drainer with mixer tap, integrated dishwasher, Built in electric double oven, Induction hob with extractor canopy, space for American style fridge freezer and breakfast bar.





UTILITY ROOM

8'4" x 6'8" + recess

UPVC double glazed door and window to the side, 'Amtico' style flooring, courtesy door to the garage, space and plumbing for automatic washing machine and additional appliance space with compound granite work surface over, recessed ceiling spotlights, underfloor heating and door opening to;

GROUND FLOOR WC

Ceiling spotlights, 'Amtico' style flooring, concealed cistern WC and wall mounted wash hand basin.

LANDING

Ceiling spotlights, UPVC double glazed window to the side and doors off to:

BEDROOM 1

15'3" max x 10'7" max

UPVC double glazed window to the front, central heating radiator, built in wardrobes, storage cupboard and door opening to;

EN SUITE SHOWER ROOM

Frosted UPVC double glazed window to the rear, recessed ceiling spotlights, chromed heated towel rail, vanity unit with concealed cistern WC and inset vanity wash hand basin and recessed shower with glazed screen having fixed head and hand held shower attachments.

BEDROOM 2

12'6" into bay x 10'3" max

UPVC double glazed window to the front and central heating radiator.





BEDROOM 3

11'2" x 10'0"

UPVC double glazed window to the rear, central heating radiator, double wardrobe and pull down loft hatch with ladder leading to the part boarded loft space.

BEDROOM 4

7'3" x 6'2"

UPVC double glazed window to the front, central heating radiator and recessed ceiling spotlights.

REFITTED BATHROOM

Frosted UPVC double glazed window to the rear, recessed ceiling spotlights, heated towel rail, refitted white suite with wash basin and vanity unit with drawer storage, WC and panelled bath with shower shower over, fixed glazed shower screen and attractive mosaic patterned flooring.

REAR GARDEN

With a lovely covered seating area and artificial grass, Decked edge. The garden is mainly laid to lawn, full width gravelled patio, fencing to the boundary and decked terrace to the rear with Pergola.



GARAGE

16'10" x 7'1"

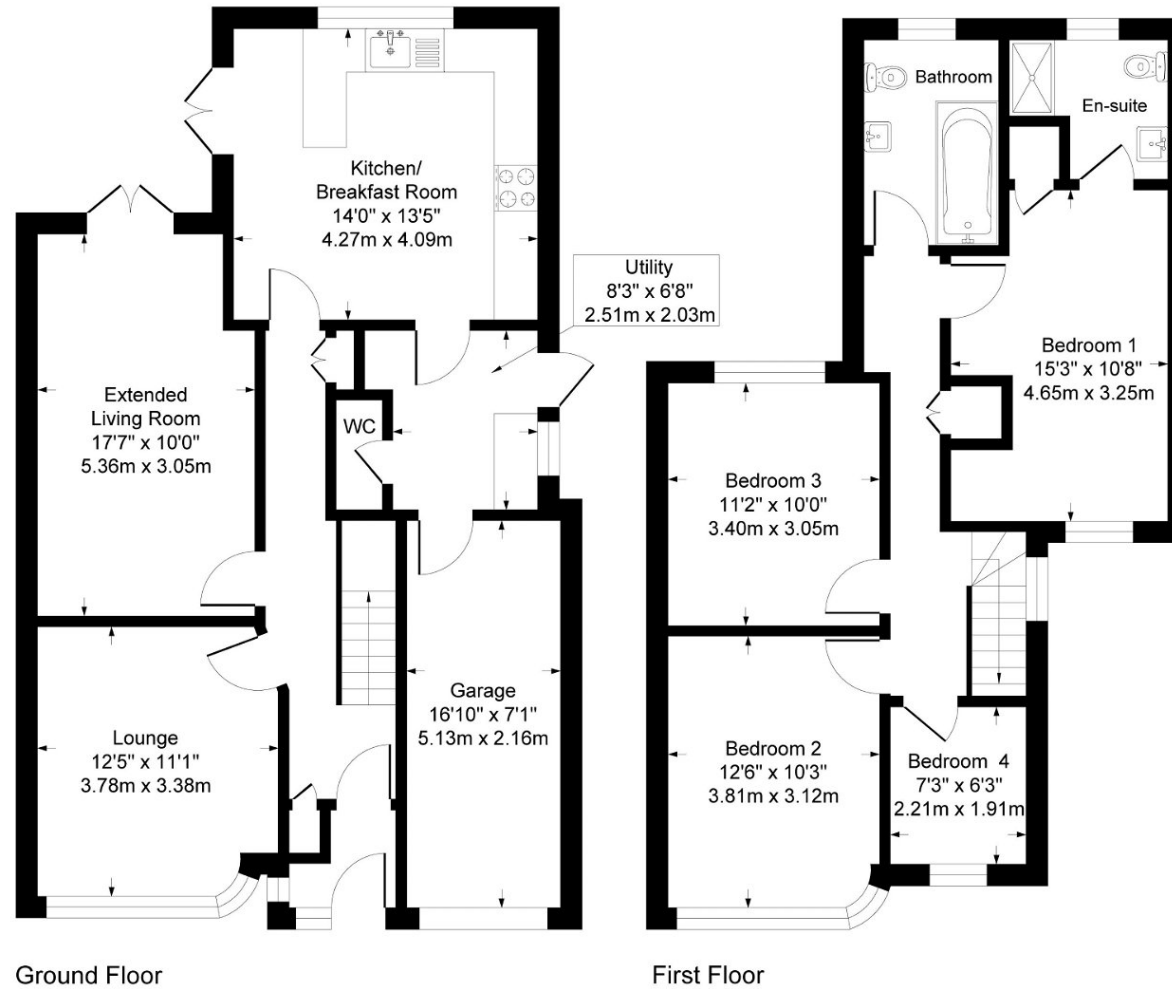
Having up and over doors to the front driveway, light, power and UPVC double glazed window to the side. Worcester Bosch combination boiler installed Jan 2024.

TENURE We are advised that the property is Freehold.

EPC BAND-D. Council TAX BAND-C.



**Approximate Gross Internal Area
1502 sq ft - 140 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.