

smarthomes

Fabian Crescent

Shirley, Solihull

- An Attractive Three Double Bedroom Family Home
- Breakfast Kitchen & Re-Fitted Family Shower Room
- Two Spacious Reception Rooms
- Rear Garden, Large Side Garage & Driveway Parking

OIRO £475,000

Current EPC Rating - D

Current Council Tax Band - E











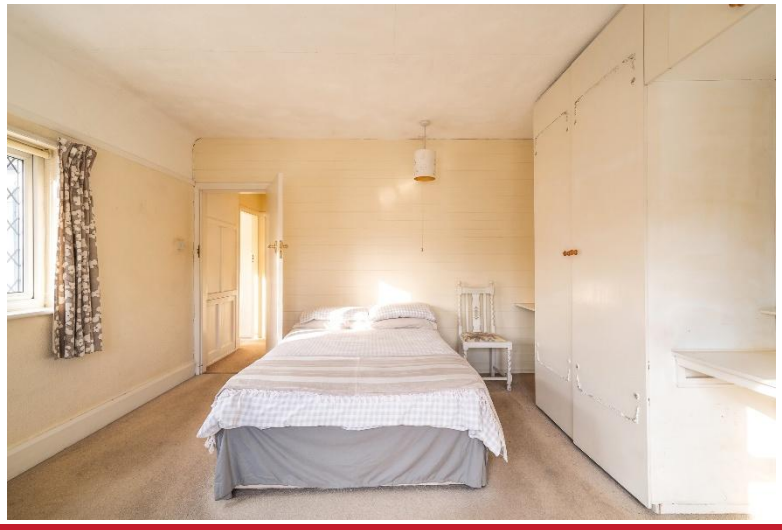
Property Description

A superb opportunity to acquire an attractive detached family home with excellent potential to extend (STPP) and offering no upward chain. The ground floor comprises of kitchen/breakfast room, two spacious reception rooms and conservatory. To the first floor are three double bedrooms, re-fitted shower room and separate W.C. Externally the property benefits from a pleasant rear garden, driveway parking and a large side garage with utility area and guest W.C offering scope for conversion or further extension (STPP)

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.







Rooms & Measurements

Dual Aspect Dining Room 4.32m x 3.94m (14'2" x 12'11")

Lounge to Rear 4.65m x 3.63m (15'3" x 11'11")

Conservatory 3.43m x 3.3m (11'3" x 10'10")

Breakfast Kitchen to Rear 4.27m x 2.74m (14'0" x 9'0")

Bedroom One to Front 4.27m x 3.91m (14'0" x 12'10")

Bedroom Two to Rear 4.52m max x 3.68m max (14'10" max x 12'1" max)

Bedroom Three to Rear 3.56m x 2.59m (11'8" x 8'6")

Re-Fitted Family Shower Room

Large Side Garage 6.91m x 2.92m (22'8" x 9'7")

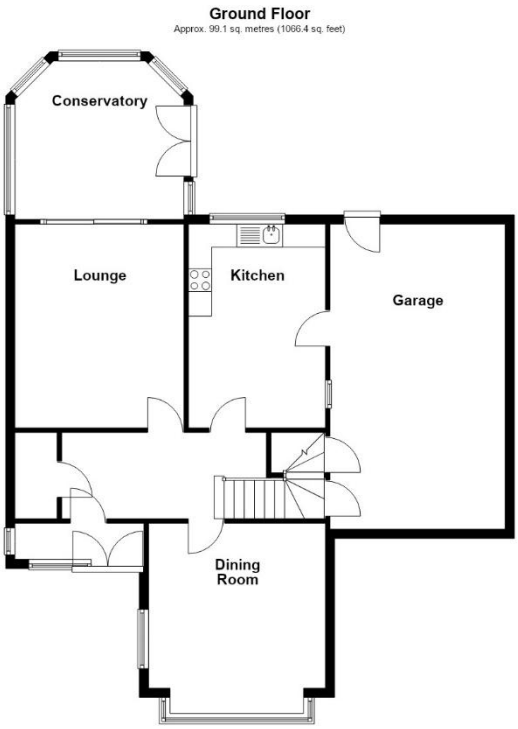
Tenure
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – E

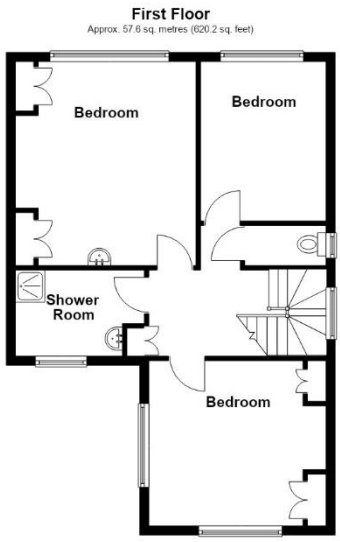












Total area: approx. 156.7 sq. metres (1686.7 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.