

Hawkins & Patterson

Fabian Crescent, Shirley, Solihull, B90 2AB

£425,000





A beautifully presented, 1930s traditional semi-detached home, situated within the highly sought-after Shakespeare Manor development. With scope for extensions (STPP).

Fabian Crescent enjoys a prime position within this popular residential area, offering convenient access to the excellent amenities of Shirley and its surrounding neighbourhoods.

The property is understood to fall within the catchment area for a number of well-regarded schools, including Light Hall School. Nearby primary education is provided by Woodlands Infant School and Shirley Heath School. In addition, St James's Academy, part of the Tudor Grange Schools Trust, is located close by. A selection of respected Catholic schools are also within easy reach, including Our Lady of the Wayside Catholic School and St Peter's Catholic School. (All school placements should be verified with the local authority.)

Shirley's bustling high street offers an excellent range of supermarkets, independent shops, restaurants, and traditional pubs. For more extensive shopping and leisure facilities, the nearby Touchwood Centre in Solihull provides a vibrant mix of retail, dining, and entertainment options.

The area is well served by public transport, with frequent bus services along the A34 providing direct links to Birmingham city centre and Solihull. Shirley railway station offers regular rail services to Birmingham and Stratford-upon-Avon.

For commuters, the property benefits from excellent road connections, with easy access to the M42 motorway and a range of nearby business hubs including Cranmore, Widney, Monkspath and Blythe Valley Business Park. Birmingham Airport and the adjoining railway station are also just a short drive away.






CAMDEN
TOWN WC1







The property is set back from the road behind a double width block paved driveway with well stocked shrubbery beds. Access is gained via a composite entrance door leading to;

WELCOMING ENTRANCE HALL

Stairs off to the first floor with feature panel mouldings and understairs storage space, tiled flooring, coved cornice, radiator, dado rail and doors off to:

ATTRACTIVE DINING ROOM

Double glazed by window to front, radiator, display fireplace, coved cornice, polished stripped timber flooring and radiator.

LIVING ROOM

Feature fireplace and gas living flame fire, coved cornice, radiator, double glazed walkin bay to rear with sliding patio doors to the garden.

KITCHEN

Fitted base, wall and drawer units, roll top worksurfaces, sink drainer unit, tiled splash backs. Plumbing and space for dishwasher, gas cooker point with extractor fan over, double glazed window overlooking the rear garden, space for fridge freezer and part glazed door to;

UTILITY ROOM

Double glazed frosted window to side, fitted base unit, roll top work surfaces, sink drainer, shelved pantry cupboard, plumbing and space for washing machine and tumble dryer. tilled floor, double glazed door to rear garden, radiator, door to garage and WC

DOWNSTAIRS TOILET

White suite, WC, wash basin, radiator, frosted double glazed window to rear, half height wood panelling.

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FIRST FLOOR LANDING

Double glazed frosted and stained glass window to side, loft hatch to access part board loft with pull down ladder.

BEDROOM ONE

Walkin double glazed bay window to front, radiator, fitted wardrobes with storage cupboards over.

BEDROOM TWO

Double glazed window to rear, radiator and feature wood panelling behind the bed space.

BEDROOM THREE

Double glazed corner window, radiator.

SUPERB REFITTED BATHROOM

Frosted double glazed window to rear, feature tiled walls, refitted white suite with double ended bath, modern oak effect wall mounted vanity unit with countertop basin, double shower enclosure and thermostatic shower with rain head, frosted double glazed window to rear and chromed heated towel rail.

GARAGE

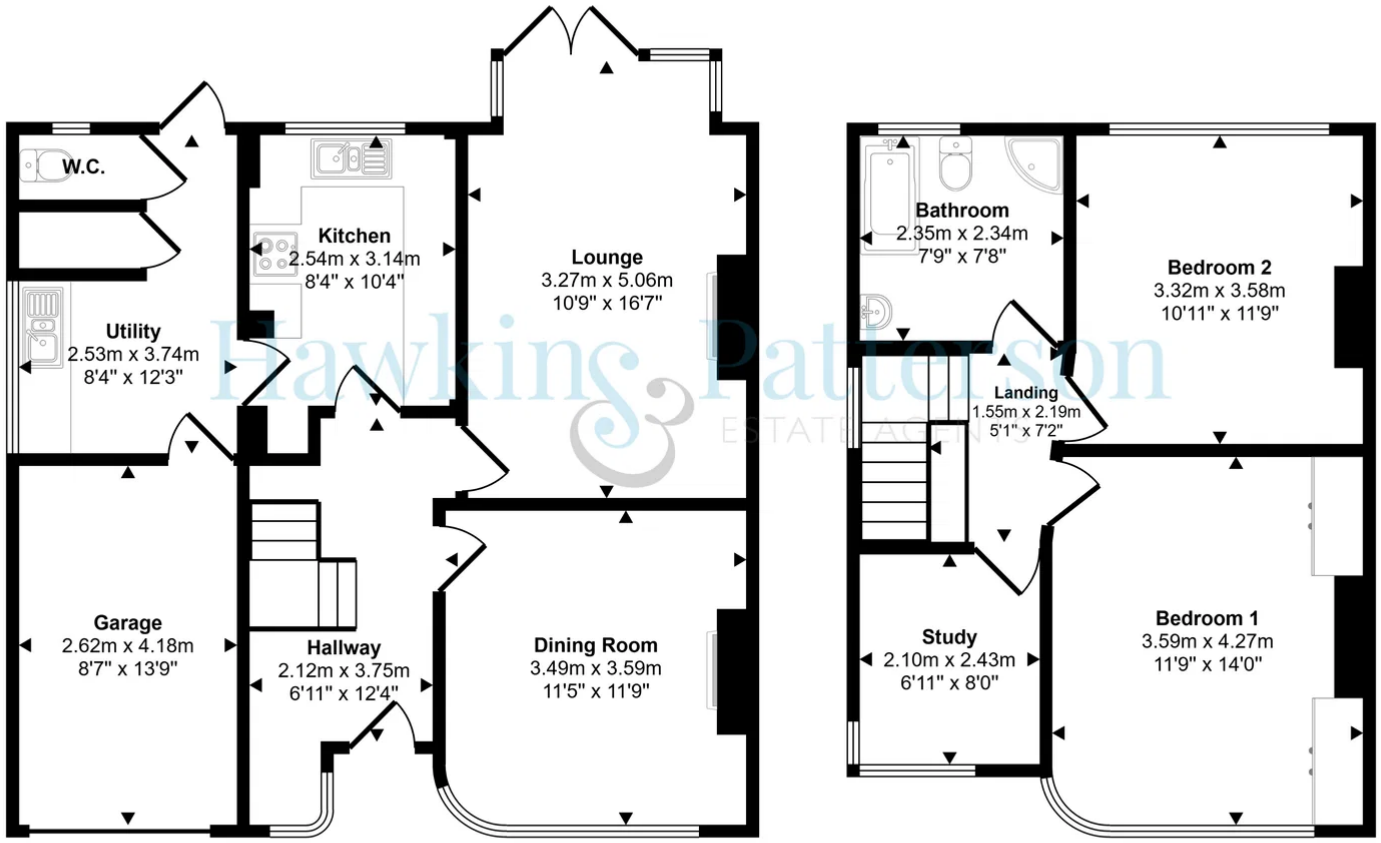
Double doors to front, light and power points, wall mounted combi boiler.

REAR GARDEN

Paved patio area, gated side passage, laid lawn, flower and shrubbery borders, fencing to sides and rear.

In accordance with the Estate Agents Act 1979, we declare that the seller of this property is a person related to a member of staff.

Approx Gross Internal Area
114 sq m / 1225 sq ft



Ground Floor
Approx 69 sq m / 742 sq ft

First Floor
Approx 45 sq m / 483 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Hawkins & Patterson

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