



melvyn
Danes
ESTATE AGENTS

**Fabian Crescent
Shirley
Offers Around £475,000**

Description

Fabian Crescent is located on the popular Shakespeare Manor Development, which is most conveniently located for the amenities of Shirley and the surrounding areas.

We are advised that the property is situated within the catchment area for Light Hall School which can be found in Hathaway Road, with infant schooling being at nearby Woodlands Infant School and junior schooling is at Shirley Heath School just off Stratford Road. The local academy school of St James's is located in nearby Halifax Road which forms part of the Tudor Grange Schools Academy. Also nearby, on the main Stratford Road, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School, although all education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business and Leisure Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location therefore for this much extended semi detached house which offers versatile and well proportioned accommodation that really needs to be viewed to be appreciated. On the ground floor there is a large through living room, extended modern kitchen and a useful utility room with WC off. Upstairs there are four good bedrooms and a beautifully refitted bathroom with separate shower. There is a good sized front driveway, a wide single garage and a pleasant rear garden. The property benefits from solar panels to the roof space, modern 'oak' doors throughout and fitted wardrobes to the two main bedrooms. All in all; early viewing is recommended to appreciate the property in it's entirety.



Accommodation

FRONT DRIVEWAY PARKING

PORCH ENTRANCE

RECEPTION HALLWAY

DINING AREA

12'6" into bay x 11'4" max (3.81m into bay x 3.45m max)

EXTENDED LOUNGE AREA

17'10" x 10'4" max (9'5" min) (5.44m x 3.15m max (2.87m min))

EXTENDED KITCHEN

14'7" x 6'1" (4.45m x 1.85m)

UTILITY ROOM

14'4" max x 7'3" (4.37m max x 2.21m)

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM ONE

12'6" max x 10'4" (3.81m max x 3.15m)

BEDROOM TWO

11'6" x 10'4" (3.51m x 3.15m)

BEDROOM THREE

14'1" x 6'7" (4.29m x 2.01m)

BEDROOM FOUR

7'3" x 6'2" (2.21m x 1.88m)

REFITTED FAMILY BATHROOM

10'9" x 6'5" (3.28m x 1.96m)

WIDE SINGLE GARAGE

17'9" x 10'3" (5.41m x 3.12m)

REAR GARDEN



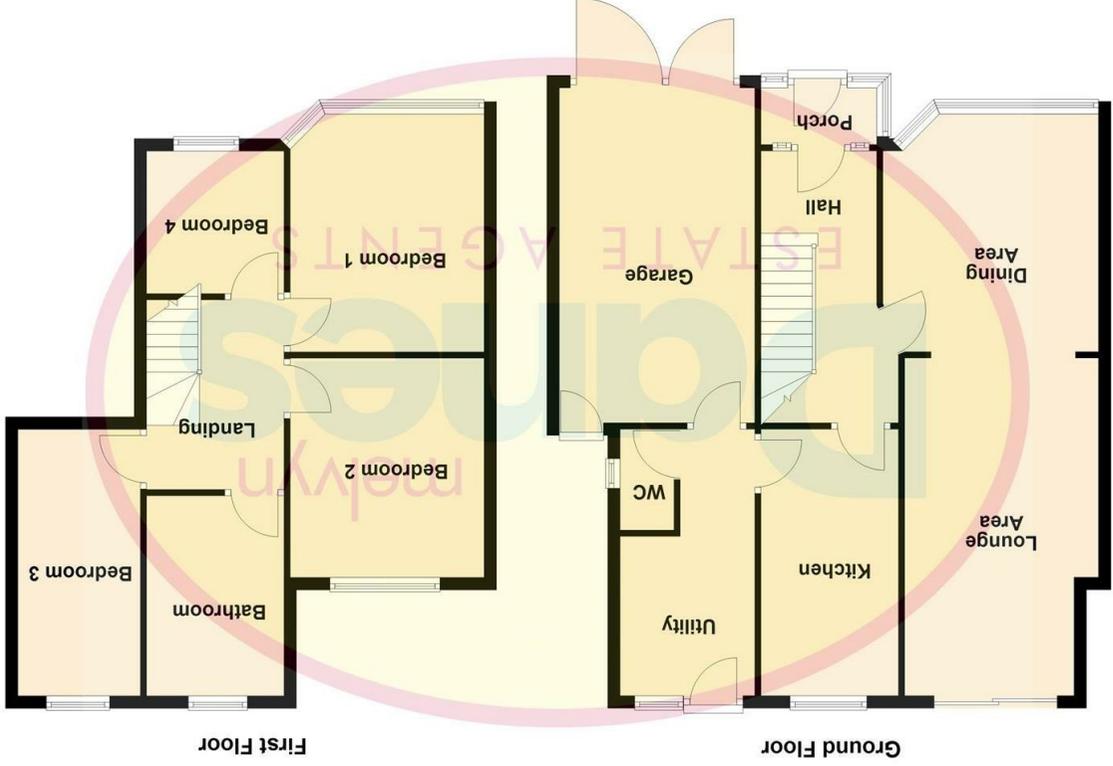
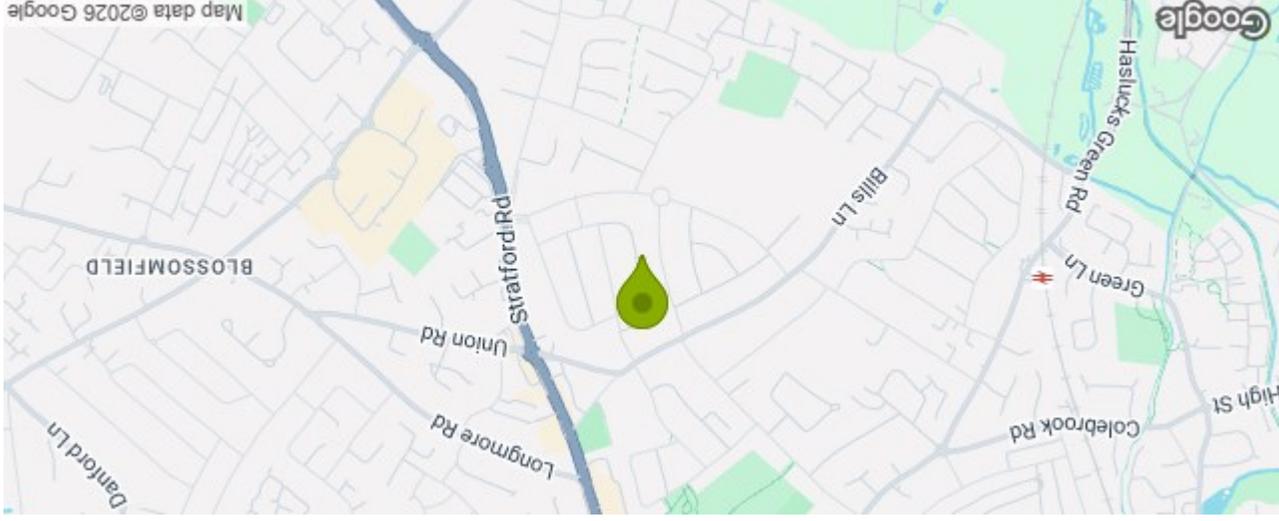
TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 10 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 08/02/2026. Actual service availability at the property or speeds received may be different. **MOBILE:** We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 08/02/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



52 Fabian Crescent Shirley Solihull B90 2AB Council Tax Band: C

Energy Efficiency Rating	
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	
Current	76
Potential	83

EU Directive 2002/91/EC
England & Wales

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.