

Horton & Senate



61 Fabian Crescent, Shirley, Solihull, B90 2AB

Offers Over £399,950

- NO CHAIN
- Through Lounge
- Utility
- Garage
- Sought After Location
- Three Bedrooms
- Off Road Parking
- WC
- Semi Detached

61 Fabian Crescent, Solihull B90 2AB

Located in the heart of Shirley, this three bedroom semi detached property is offered to the market with no upward chain. Comprising of three generously proportioned bedrooms, through lounge, kitchen, utility, garage and a private rear garden - don't miss out on the opportunity to make this your next family home.

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1

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Council Tax Band: D



Approach

Via a charming front garden with mature bushes and shrubs, off road parking a garage and a door to the porch.

Ground Floor

Entrance Hall

A welcoming entrance hall with a radiator, stairs to the first floor landing and doors to the ground floor rooms

Through Lounge

The large through lounge has a sitting area to the front, a double glazed window overlooking the front garden and a dining area to the back with a set of sliding doors leading to the garden room.

Garden/Sun Room

Forming part of an extension to the property this room is great for families and dining, it has a large set of patio doors over looking the mature rear garden and a window to the side elevation.

Kitchen

The kitchen comprises of a range of wall and floor base units, space for appliances, a double glazed window to the rear and a door leading to the utility.

Utility

Housing the wall mounted central heating boiler, a door to the ground floor wc, a door to the garage and door to the garden.

WC

Comprising of a sink and wc, there is also plumbing for a washing machine and space for a drier.

First Floor

Landing

Doors leading to the first floor rooms and a window to the side with an airing cupboard.

Bedroom One

A double bedroom with a range of fitted wardrobes and a window to the front elevation

Bedroom Two

Another double bedroom with a double glazed window to the rear and space for storage

Bedroom Three

A single bedroom with a double glazed window and storage cupboard

Bathroom

The family bathroom comprises of a bath, sink and wc. There is tiling to splash prone areas and an obscure double glazed window to the rear.

Outside

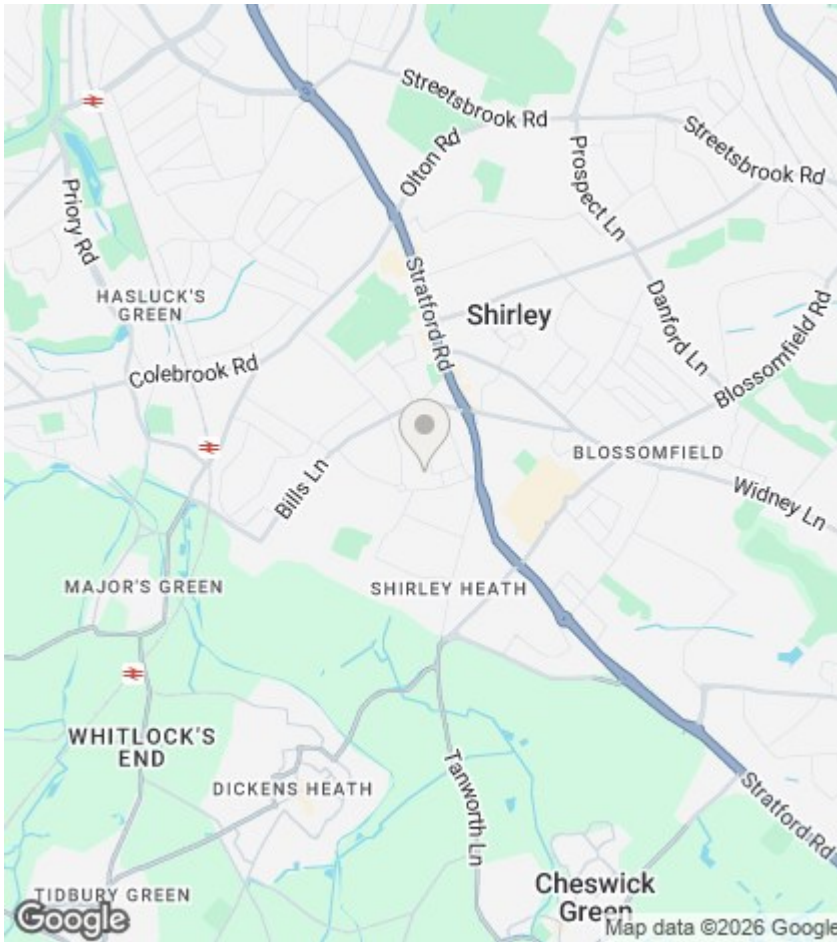
Garden

A private mature rear garden which is a real selling feature for this property and a gardeners dream. There is a slabbed patio area that wraps around to the front with a gate providing access to the drive. Then a long stretch of lawn with mature shrubs and bushes to borders with space for a shed.

Garage.







Directions

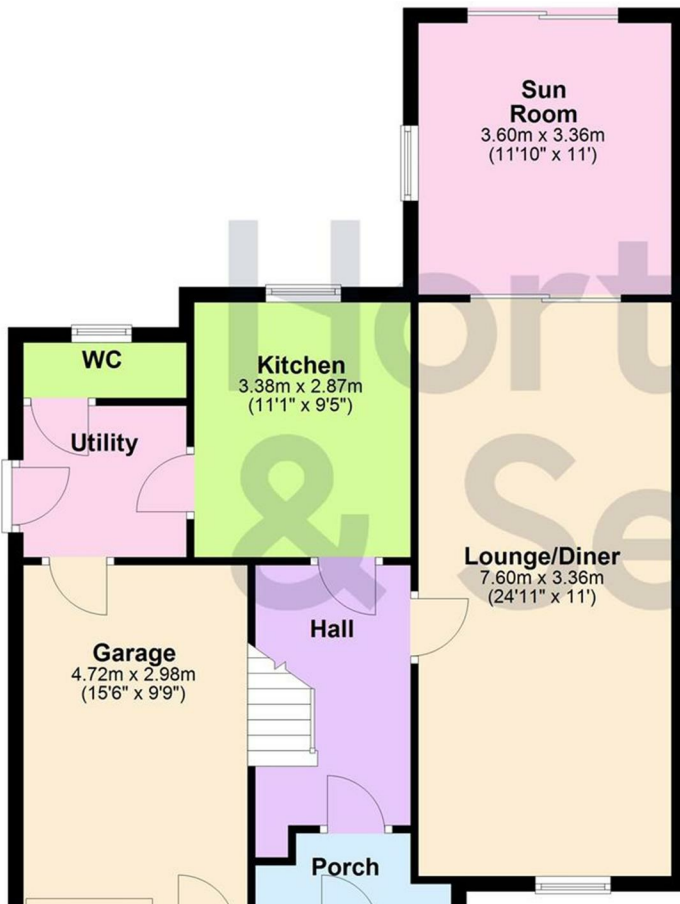
Viewings

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	

Ground Floor



First Floor

