



smarthomes

## Fabian Crescent

Shirley, Solihull, B90 2AA

- A Three Bedroom Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Re-Fitted Family Bathroom
- Landscaped West Facing Rear Garden
- Potential To Extend Subject To Planning Permission

**Offers Over £385,000**

EPC Rating 59

Current Council Tax Band D





## Property Description

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.



The property is set back from the road behind a block paved and tarmac driveway providing off road parking extending to garage doors and feature canopy porch with UPVC double glazed door leading through to

**Entrance Hallway**

With ceiling light point, coving to ceiling, engineered oak flooring, radiator, useful storage cupboard, stairs leading to the first floor accommodation and attractive doors leading off to



**Dining Room to Front**

12' 0" x 11' 7" (3.66m x 3.53m) With double glazed window to front elevation, radiator, ceiling light point and coving to ceiling

**Lounge to Rear**

13' 8" x 10' 9" (4.17m x 3.28m) With double glazed sliding patio doors leading out to the landscaped West facing rear garden, coving to ceiling, ceiling light point and radiator



**Kitchen to Rear**

10' 3" x 8' 9" (3.12m x 2.67m) Being fitted with a range of wall and base units with complementary work surfaces, sink and drainer unit with mixer tap, metro tiling to splashback areas, space for range style cooker, space and plumbing for washing machine and dishwasher, space for fridge, under-stairs storage/pantry cupboard, ceiling light point, tiled flooring, double glazed window to rear and double glazed door to side passage and garage

**Accommodation on the First Floor**

**Landing**

With ceiling light point, enlarged loft hatch to part boarded loft space via loft ladder, obscure double glazed window to side and attractive doors leading off to



**Bedroom One to Front**

14' 3" x 11' 6" (4.34m x 3.51m) With double glazed bay window to front elevation, radiator and ceiling light point

**Bedroom Two to Rear**

11' 9" x 11' 0" (3.58m x 3.35m) With double glazed window to rear elevation, radiator and ceiling light point



**Bedroom Three to Front**

8' 0" x 7' 2" (2.44m x 2.18m) With double glazed corner window to front elevation, radiator, picture rail and ceiling light point

**Re-Fitted Family Bathroom to Rear**

7' 8" x 7' 8" (2.34m x 2.34m) Being re-fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin with storage below, two obscure double glazed windows to rear, complementary tiling to water prone areas, ladder style radiator, wood effect flooring, airing cupboard housing Baxi boiler and spot lights to ceiling

**Landscaped West Facing Rear Garden**

Being mainly laid to lawn with feature paved patio, brick built out-house ideal for storage, external sockets, mature shrub borders and fencing to boundaries

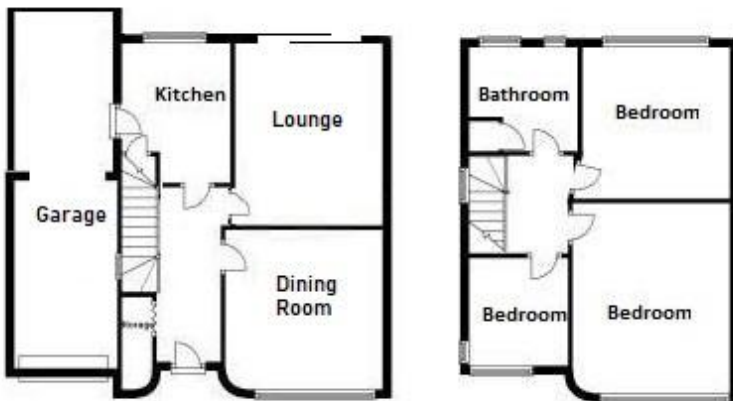


**Garage**

31' 4" x 7' 5" (9.55m x 2.26m) With two ceiling light points, wall lighting, garage doors to driveway, power points and UPVC door to rear garden

**Additional Garage Space**

15' 2" x 8' 3" (4.62m x 2.51m) Having superb potential for conversion subject to relevant planning permission with ceiling light point



**Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	53	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Soliuhull  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

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.