

Horton & Storey



Fabian Crescent, Shirley, Solihull

£340,000

Property Features

- Semi-detached home
- Three bedrooms
- Generous plot
- South facing garden
- Driveway and garage
- Brilliant location
- In need of modernisation
- Must be viewed

Full Description

FRONT APPROACH

The approach is via a brick paved driveway, there are a range of shrubs and established flowerbeds to the borders, low level brick walls are present to the front and side boundaries. The front garden is finished with a laid lawn.

PORCH

An obscure double glazed windows to framework, tiling to floor and obscure double glazed door into hallway;

ENTRANCE HALL

Stairs to first floor accommodation, wall mounted central heating radiator, up lighting and doors to storage cupboard, through lounge and kitchen;

LOUNGE 7.31m x 3.33m

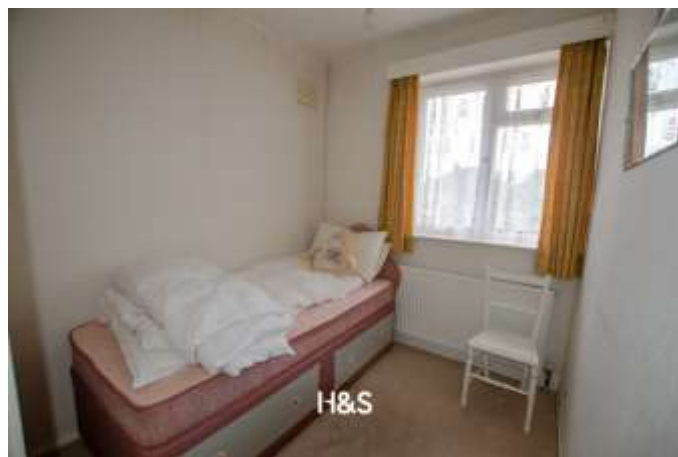
Double glazed window to front elevation, chimney breast with electric fire inset, Double glazed sliding doors to the rear garden;

KITCHEN

An obscure single glazed door into hallway, obscure double glazed window to the rear elevation, the kitchen comprises of a mixture of wall and base units with roll top work surfaces over, a ceramic sink with mixer tap and drainer, four ring gas hob with oven and extractor over, door to pantry and single glazed door into lean to;

LEAN TO 2.60m x 1.80m

Plastic panelled roof, double glazed door to the side elevation and double glazed windows, doors to low level w.c., further door to storage and further door into garage, recess for washing machine;



GARAGE 3.77m X 2.27m

Split aluminium doors to the front elevation, electric consumer unit at high level, loft hatch for roof access;

FIRST FLOOR ACCOMMODATION

Doors to bedrooms and family shower room, obscure double glazed window to side elevation, door to cupboard housing hot water cylinder;

SHOWER ROOM

The shower room comprises of a walk in shower cubicle, sink with mixer tap and vanity unit under for storage ,closed coupled w.c., spotlights to ceiling, heated towel rail, obscure double glazed window to rear elevation, tiling to walls;

BEDROOM ONE 4.04 x 3.34 (into chimney)

Double glazed window to front elevation, wall mounted central heating radiator, uplighting to walls;

BEDROOM TWO 3.17m x 3.34m

Double glazed window to rear elevation, wall mounted central heating radiator;

BEDROOM THREE 2.11m x 2.32m

Double glazed window to the front elevation, storage cupboard over stairs, wall mounted central heating;

OUTSIDE

A large south facing garden which has been maintained to a high standard, the garden comprises a range of established beds with terraced laid lawns, a patio, wooden fencing with supports to boundaries and side access via a wooden gate.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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

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Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of internal dimensions, heights and areas of rooms are approximate and are intended to be used for general guidance purposes only. The actual dimensions and areas of rooms may vary from those shown on the floor plan. Please refer to the actual measurements on the ground.