



£560,000 Offers In Region Of

Fabian Crescent, Shirley, Solihull, B90 2AD

Detached House | 4 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

www.blackandgolds.co.uk



Step Inside

Key Features

- Four-bedroom extended detached residence
- Sought-after location on Fabian Crescent, Shirley
- Large living room with doors to the rear garden
- Four generously sized bedrooms on the first floor
- Off-road parking at the front of the property
- Low-maintenance rear garden for outdoor enjoyment
- Exciting potential for customization and enhancements
- Gas Central Heating and Double Glazing
- Council Tax Band F
- EPC Rating D

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this spacious and extended four-bedroom detached family residence property in the sought after location of Fabian Crescent, Shirley. Viewing highly recommended!

Main Particulars

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this spacious and extended four-bedroom detached family residence property in the sought after location of Fabian Crescent, Shirley. Viewing highly recommended!

PROPERTY LOCATION

Solihull boasts an outstanding array of amenities, making it an attractive place to live. Notable among these is the renowned Touchwood Shopping Centre, offering a diverse range of shopping and dining experiences.

For those with active lifestyles, the Tudor Grange Swimming Pool/Leisure Centre is a popular choice, featuring a park and athletics track for fitness enthusiasts.

Families with school-age children will find an abundance of educational options, catering to all age groups. Solihull offers a mix of public and private schools for both boys and girls.

Commuters will appreciate the convenience of Solihull Station, which provides regular train services to Birmingham, located just 8 miles away, and London Marylebone.

Furthermore, the National Exhibition Centre (NEC), Birmingham International Airport, and Railway Station are all easily accessible within a 10 to 15-minute drive, enhancing the area's connectivity. The nearby M42 motorway ensures quick access to the wider motorway network, including the M1, M5, M6, and M40, facilitating efficient travel to various destinations."

If you are purchasing for investment purposes we feel you would achieve £2200 per calendar month

Nestled in the highly sought-after location of Fabian Crescent, Shirley, this four-bedroom extended detached residence presents an exciting opportunity with fantastic potential. The ground floor welcomes you with a dining room to the front, setting the stage for family gatherings. The large living room to the rear offers a comfortable space, complemented by doors that open out onto the rear garden, seamlessly merging indoor and outdoor living. The kitchen leads to a utility area, while requiring some work, holds promise and a garage.

Venturing to the first floor reveals four generously sized bedrooms, providing ample space for family and guests. The spacious family bathroom adds a touch of luxury to daily routines. The property features off-road parking at the front, ensuring convenience, while the low-maintenance rear garden offers a nice private retreat.

This residence on Fabian Crescent not only boasts a sought-after location but also offers the potential to become your dream home. Explore the possibilities and envision the lifestyle this property could provide.

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify

that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

BLACK GOLDS

www.blackandgolds.co.uk