

Horton & Senate



250 Ralph Road, Shirley, Solihull, B90 3LE

£574,950

- Extended Four Bedroom Detached Home
- Two Receptions
- Downstairs WC
- Utility
- Large Driveway With Space For Multiple Vehicles
- Sought After Location
- Single Garage
- Modern Shower Room

250 Ralph Road, Solihull B90 3LE

Horton & Senate are pleased to present this delightful detached house on Ralph Road in Shirley. Offering a perfect blend of comfort and space for family living. With four generously sized bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

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Council Tax Band: E



Property

Approach

The property is accessed via a spacious driveway, offering ample off-road parking for multiple vehicles.

Side access is available through a gated entrance, leading to the rear garden. There is also direct access to the garage, front porch, and side extension.

Hallway

A welcoming entrance hallway with stairs rising to the first floor. Doors provide access to all ground floor rooms. Features include a central heating radiator and useful under-stairs storage.

Front Reception Room

A bright and airy room with a double-glazed bay window to the front elevation and a central heating radiator.

Rear Reception Room

Double-glazed French doors open onto the rear garden, allowing natural light to fill the room and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with work surfaces over, an inset sink with mixer tap, integrated appliances including a microwave, gas hob, extractor fan. The kitchen houses the boiler and features a double-glazed window overlooking the rear garden.

Utility Area

Includes a double-glazed window to the rear, an inset sink with mixer tap, guest WC, and space with plumbing for a washing machine and dryer. Doors leading to both the garage and rear garden.

Garage

Integral garage providing additional storage or

additional parking.

Side Extension

Versatile side extension with two separate rooms. The rear section is currently used for storage, while the front room offers potential for a workshop, home office, or family room.

First Floor Accommodation

Bedroom One

Double-glazed bay window to the front, central heating radiator, and built-in wardrobes with sliding doors.

Bedroom Two

Double-glazed window to the rear, central heating radiator, and built-in wardrobes.

Bedroom Three

Features two double-glazed windows to the side and an additional window to the rear. Includes a built-in wardrobe and central heating radiator.

Bedroom Four

Double-glazed window to the front elevation, central heating radiator, and a built-in storage cupboard.

Shower Room

Stylishly appointed with tiled walls, walk-in shower, WC, and inset sink with storage. Features include a double-glazed window to the rear, LED-lit wall-mounted mirrored cabinet with an electric razor point incorporated, heated towel rail, and built-in storage cupboard.

Rear Garden

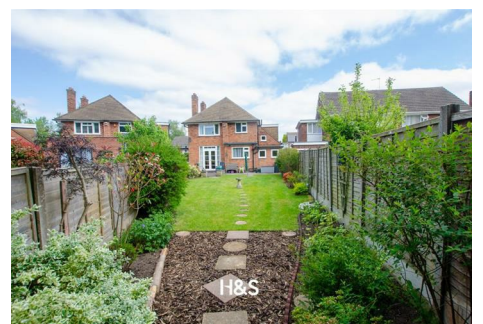
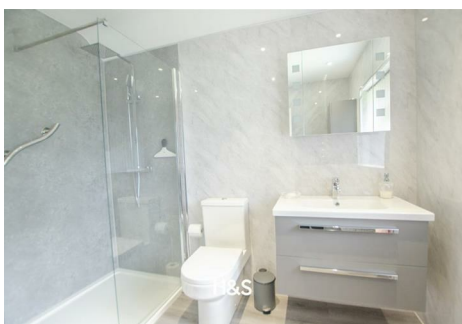
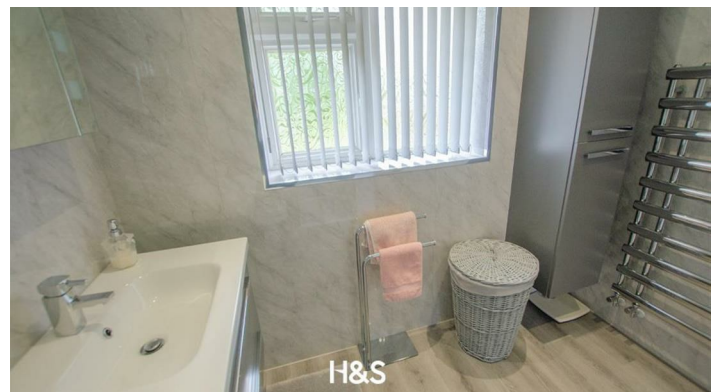
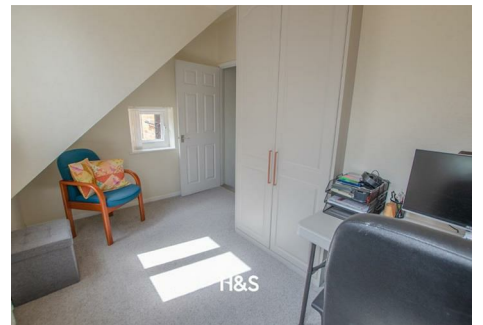
A generous rear garden mainly laid to lawn, complemented by mature bushes and shrubs along the borders. A patio area provides ideal space for outdoor seating and entertaining.

Location

Ralph Road in Shirley is a highly desirable location, ideal for families and professionals due to its excellent access to local amenities and well-regarded schools. The area is served by several

highly rated primary and secondary schools, offering strong educational options within close proximity. Shirley High Street, just a short walk away, provides a wide range of shops, cafés, restaurants, and supermarkets, while nearby Touchwood Shopping Centre in Solihull offers further retail and leisure facilities. The area is also well catered for in terms of healthcare, with nearby GP surgeries and dental practices. Residents benefit from access to green spaces such as Shirley Park, and enjoy convenient transport links via Shirley and Solihull train stations, as well as easy access to the M42 motorway, making commuting and travel straightforward.







Directions

Viewings

Viewings by arrangement only. Call 01564 773200 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

