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**207 Ralph Road
Shirley
Solihull
B90 3LE**

Offers Over £385,000

**Extended Semi-Detached
Three Bedrooms
Lounge/Diner
Garden Room
Kitchen
Large Utility
Aluminium Framed Double Glazing
Driveway Parking with Garage
Large Rear Garden
Freehold**

Gordon Jones is pleased to present this extended three-bedroom semi-detached property in need of some updating which is situated in a popular residential area of Shirley, driveway with Garage. Close to all amenities, shops, supermarkets, schools, buses and Motorway links. The accommodation briefly comprises, Hallway, Lounge/Diner, Garden Room, Kitchen, spacious Utility Area, Downstairs Cloakroom, Three good sized Bedrooms. Large rear garden.

*****VIEWING BY APPOINTMENT ONLY*****



Approached via a Tarmacadam Driveway with parking area and Garage. Aluminium framed Double-Glazed Porch entrance.

HALLWAY
14'04" x 6'0" 4.36m x 1.82m
 Welcoming hallway with stairs to first floor. Gas central heating radiator, doors off to.

LOUNGE/DINER
26'0" x 11'06" 7.92m x 3.50m
 Aluminium framed Double-Glazed Bay window to front elevation. Two Gas central heating radiators. Gas fire with wooden Fire surround, two central light points and wall lights. Double-Glazed UPVC French Doors into.

GARDEN ROOM
10'09" x 10'08" 3.27m x 3.25m
 Gas central heating radiator, single-glazed wooden windows to side and rear with Aluminium framed door leading out to rear garden. Central light point.

KITCHEN
8'03" x 6'10" 2.51m x 2.08m
 Range of Wall, Base and Drawer units with Work top, tiled splash back. Sink unit with mixer tap. Integrated Gas Hob & Oven with extractor fan over. Double- Glazed window to rear elevation. Door leading into spacious Utility area.

UTILITY
17'10" x 6'10" 5.43m x 2.08m
 Door leading into Garage. Single-Glazed door and windows to side elevation leading to patio area. Door to.

DOWNSTAIRS CLOAKROOM
6'01" x 2'10" 1.85m x 0.86m
 Pedestal Basin with taps, W.C. Single-Glazed wooden window to rear elevation.

BEDROOM ONE
14'0" x 9'06" to fitted wardrobes
4.26m x 2.89m to fitted wardrobes
 Aluminium framed Double-Glazed Bay Window to front elevation. Fitted mirrored wardrobe's, central light point.

BEDROOM TWO
11'05" x 9'08" to fitted wardrobes
3.47m x 2.94m to fitted wardrobes
 Aluminium framed Double-glazed window to rear elevation. Centre light point.

BEDROOM THREE
5'11" x 6'08" x 6'11" x 15'11"
1.8m x 2.03m x 2.10m x 4.59m
 L 'Shaped extended third bedroom with three Double-Glazed windows to front and rear elevation. Pedestal wash hand basin, storage cupboard over stairs. Two central light points.

Please Note: None of the bedrooms have Central heating radiators only the Bathroom as previous owner did not want heating in the bedrooms.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

BATHROOM

6'11" x 5'05" 2.46m x 1.47m

Aluminium framed opaque Double-
Glazed window to rear elevation.
Panelled Bath with Electric shower over,
vanity unit with wash basin and taps.
Tiled splashbacks. Airing Cupboard
housing Ideal combi boiler. Gas central
heating radiator, spotlights to ceiling.

SEPARATE W.C.

2.07" x 4'05" 0.78m x 1.34m

Low level flush W.C. Tiled splasback.
Aluminium framed opaque Double-
Glazed window to side elevation
Central light point.

GARAGE

15'02" x 7'04" 4.62m x 2.23m

Light and Power, meters for Gas and
Electric. Fuse Board. Door leading into
Utility.

GARDEN

Large Rear Garden mainly laid to
Lawn with mature shrubs and borders,
Patio Area.

Fenced boundaries with wooded area
beyond to the rear creating privacy to
the garden.

EPC RATING – C

COUNCIL TAX BAND – D

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