



**Ralph Road, Shirley Solihull B90 3LF**

**welcome to**

## **Ralph Road, Shirley Solihull**

A beautifully extended and spacious five-bedroom detached family home situated on the desirable Ralph Road in Shirley, Solihull. This well-presented property offers flexible living accommodation, a modern open-plan kitchen/diner, and excellent outdoor space-ideal for families.

### **Agent Note**

Council Tax Band F

### **Entrance Hall**

Wooden flooring, stairs, radiators, storage cupboard

### **Shower Room**

Shower, WC, heated towel rail,

### **Extended Lounge**

24' x 11' 11" ( 7.32m x 3.63m )

Bi fold doors to the rear garden, skylight window, two radiators

### **Dining Room**

15' 4" max x 12' 9" ( 4.67m max x 3.89m )

Bay window to the front of the property, wooden flooring, radiator, spot lights, sky light

### **Kitchen**

20' 11" x 15' 6" ( 6.38m x 4.72m )

L Shape - 15'06 x 7'10

A range of wall and base units with a roll top worksurface, integrated large fridge, wine fridge, dishwasher, gas hob, electric oven, tiled flooring, skylight window, door and window to the rear of the property, pantry, boiling tap

### **Utilitiy Room**

12' 9" x 8' 2" ( 3.89m x 2.49m )

A range of wall and base units with a roll top worksurface, space for washing machine and tumble dryer, carpeted, radiator, door to the side of the property into garden

### **Bedroom One**

12' x 15' 3" max ( 3.66m x 4.65m max )

Bay window to the front of the property, radiator, laminate flooring , built in wardrobes

### **Bedroom Two**

12' 9" x 11' 11" ( 3.89m x 3.63m )

Window to the rear of the property, radiator, laminate flooring, built in wardrobes

### **Bedroom Three**

12' 5" x 7' 11" ( 3.78m x 2.41m )

Window to the front of the property, radiator, laminate flooring, storage cupboard

### **Bedroom Four**

11' 8" x 6' 10" ( 3.56m x 2.08m )

Window to the rear of the property, radiator, laminate flooring, storage cupboard

### **Bathroom**

Window to the rear of the property, bath, shower, sink, heated towel rail, tiled flooring

### **Seperate Wc**

WC, half height tiling

### **Second Floor**

#### **Bedroom Five**

9' 1" x 8' 7" ( 2.77m x 2.62m )

Window to the front of the property, radiator, laminate flooring, storage cupboard

### **Rear Garden**

Private not overlooked, decking area, grassed area, south west facing







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## Ralph Road, Shirley Solihull

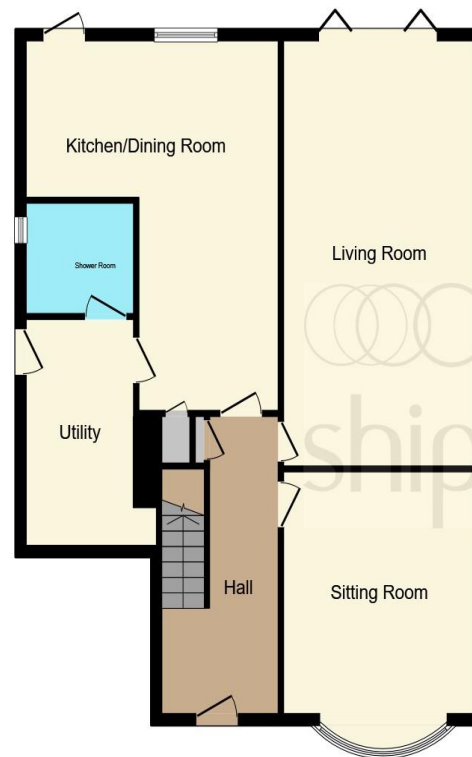
- Five generously sized bedrooms
- Bay-fronted sitting room
- Extended living room with bifold doors to rear garden
- Spacious L-shaped kitchen and dining area
- Large utility room and ground floor shower room

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

**£625,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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