



smarthomes

Ralph Road

Shirley, Solihull, B90 3JX

- A Well Maintained & Extended Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Extended Dining Kitchen

£335,000

EPC Rating TBC

Current Council Tax Band D





Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.

The property is set back from the road behind a block paved driveway providing off road parking extending to up and over garage door and UPVC double glazed door leading into



Enclosed Porch

With double glazed windows and feature door leading through to

Entrance Hallway

With feature window to front, ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

Reception Room One to Front

14' 1" x 9' 10" (4.3m x 3.0m) With double glazed bay window to front elevation, radiator, ceiling light point and fitted storage



Reception Room Two to Rear

12' 5" x 9' 10" (3.8m x 3.0m) With coving to ceiling, ceiling light point, radiator, gas fireplace and being open plan to

Conservatory

15' 8" x 8' 10" (4.8m x 2.7m) With double glazed windows, polycarbonate roof, double glazed French doors leading out to the rear garden, serving hatch to kitchen, two wall mounted electric heaters, wall lighting, power points and attractive glazed double doors leading through to



Extended Dining Kitchen to Rear

18' 0" max x 13' 5" (5.5m x 4.1m) The kitchen area has a range of wall, drawer and base units incorporating glazed display cabinets with wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset eye-level oven and grill, space and plumbing for washing machine and tumble dryer, space for fridge freezer, radiator, ceiling light points, double glazed window to rear and door to garage

Guest WC

With wall mounted sink, WC with enclosed flush, wood panelling to half height, tiled splashback, ceiling light point, storage area and extractor

Accommodation on the First Floor



Landing

With ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to

Bedroom One to Front

14' 9" x 8' 2" (4.5m x 2.5m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of fitted furniture

Bedroom Two to Rear

12' 5" x 8' 6" (3.8m x 2.6m) With double glazed window to rear elevation, radiator, wall lighting, ceiling light point and built-in cupboard



Bedroom Three to Front

7' 10" x 5' 2" (2.4m x 1.6m) With double glazed window to front elevation, radiator, ceiling light point and over-stairs storage cupboard

Separate WC

With tiling to walls, obscure double glazed window to rear, ceiling light point and WC with enclosed cistern

Family Bathroom

11' 5" x 5' 6" (3.5m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, vanity wash hand basin and shower enclosure with steam thermostatic shower, having tiling to walls, obscure double glazed window, ladder style radiator, wall mounted Dimplex heater, fitted storage, extractor and spot lights to ceiling

Garage

15' 1" x 7' 2" (4.6m x 2.2m) With metal up and over garage door to driveway, ceiling light point and storage cupboards

Generous Southerly Facing Rear Garden

Being mainly laid to lawn with paved patio, paved stepping stone pathway, two timber potting sheds, terrace to rear, fencing and hedging to boundaries and a variety of mature shrubs, trees and bushes



Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D