

260 Ralph Road

Solihull, B90 3LF





## **FOUR BEDROOM DETACHED RESIDENCE**

- NO UPWARD CHAIN
- Four Bedroom Detached
- Integral Garage
- Lounge
- Dining Room
- Utility
- Downstairs WC
- Close To Local Amenities and Solihull Town Centre
- Close To Solihull Train Station

Ruxton are delighted to offer this spacious four bedroom detached property which has good family living accommodation and provides further scope for improvements too. This property is well situated for excellent local schools and is within close proximity to Solihull Town Centre, Solihull Railway Station and Sharmans Cross shops. It benefits from gas central heating and double glazing throughout and boasts a good sized rear garden. The accommodation briefly comprises of a porch, lounge, dining room, kitchen and pantry, utility and downstairs WC. Upstairs there are four good sized bedrooms and a four-piece family bathroom. Outside there is a block paved drive to the front for multiple cars, a garage and a lawned area. The back garden is private, mainly laid to lawn, with a side entrance, shrubbery and trees. Perfect for entertaining during the warmer months. The property has experienced historic subsidence, which has been professionally remedied. All necessary works were completed and certification/documentation is available.



#### APPROACH

Block paved driveway providing parking for multiple cars, with a lawn area and wall.

#### PORCH

UPVC windows and door to front with light.

#### HALLWAY

A light and airy room with glazing and door to front, wall lights and two storage cupboards.

#### LOUNGE

**17' 10" x 11' 10" (5.456m x 3.622m)**  
Patio doors to rear. Gas fire and fireplace.

#### DINING ROOM

**11' 10" x 11' 10" (3.627m x 3.615m)**  
Windows to front with gas fire and fireplace.

#### KITCHEN

**15' 8" x 8' 2" (4.791m x 2.491m)** Fitted wall and base units with sink and drainer, integrated double electric oven and electric hob. There is a good sized pantry with door.

#### UTILITY ROOM

**13' 7" x 6' 11" (4.146m x 2.110m)**  
Separate WC, space for a washing machine and tumble dryer. Sink and drainer, wall and floor cupboards and door leading to garage.

#### LANDING

With loft hatch to loft, which is boarded and has shelving.

#### BEDROOM ONE

**12' 7" x 11' 11" (3.840m x 3.633m)**  
Window to rear with fitted wardrobes, bedside tables and drawers.

#### BEDROOM TWO

**11' 11" x 11' 11" (3.635m x 3.640m)**  
Window to front with fitted wardrobes and drawers.

#### BEDROOM THREE

**14' 8" x 8' 0" (4.480m x 2.463m)** With windows to front and back aspect.

#### BEDROOM FOUR

**10' 5" x 8' 8" (3.196m x 2.657m)** Window to front and shelving area.

#### BATHROOM

A stylish modern fitted bathroom with shower cubicle, bath, low level WC, vanity sink and windows to rear and side.

#### GARAGE

With an electric garage door, lighting and electric points.

#### GARDEN

A well maintained garden mainly laid to lawn with a patio area, shrubbery and trees.









Offers Over £560,000

**TENURE:**

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

**Ruxton Independent Estate Agents & Valuers LLP**

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**Ground Floor**  
Approximate Floor Area  
923 sq. ft  
(85.78 sq. m)

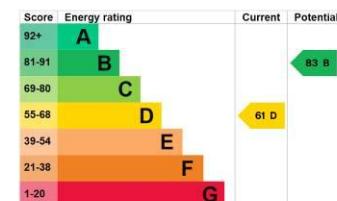
**First Floor**  
Approximate Floor Area  
608 sq. ft  
(56.46 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Floorplan – For identification purposes only



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