



Ralph Road, Shirley, Solihull

burchell
edwards

Ralph Road, Shirley, Solihull, B90 3JZ

for sale
£350,000



Property Description

Welcome to Ralph Road, Shirley, B90 1JZ – a charming and well-maintained three-bedroom home perfectly suited for first-time buyers or investors.

This inviting property offers generous living space with two reception rooms, ideal for both relaxing and entertaining. The fitted kitchen provides ample storage and functionality, while the family bathroom and separate toilet add everyday convenience. A lean-to extension enhances the home further, featuring a guest WC and additional storage space, with direct access to the garage.

Outside, the property boasts driveway parking and a garage, while the rear garden is impressively long and completely private – a perfect retreat for outdoor enjoyment. Situated in a popular residential area close to local amenities, schools, and transport links, this home presents a fantastic opportunity to step onto the property ladder or expand your investment portfolio.

Approach

Driveway providing off road parking, and additional parking via garage.

Reception Porch

Double glazed porch with door into:

Entrance Hallway

lamine flooring, ceiling light point and central heating radiator.

Living Room 1

14' 8" x 10' 1" (4.47m x 3.07m)

Double glazed bay window to front elevation, ceiling light point and central heating radiator.

Living Room 2

10' 1" x 12' 7" (3.07m x 3.84m)

Double glazed sliding patio doors into the garden, ceiling light point, fireplace and central heating radiator.

Kitchen

9' 1" x 8' 6" (2.77m x 2.59m)

Double glazed windows to rear elevation, door out to lean-to, a range of wall and base units with work surface over incorporating a sink with drainer, extractor hood and integrated hob and oven.

Lean-To

31' 4" x 7' 4" (9.55m x 2.24m)

Central heating boiler, celing light point, guest WC

Landing

Loft access and all doors off to:

Bedroom 1

14' 8" x 8' 4" (4.47m x 2.54m)

Double glazed bay window to front elevation, fitted wardrobes, ceiling light point and central heating radiator.

Bedroom 2

12' 4" x 9' 3" (3.76m x 2.82m)

Double glazed window to rear elevation, ceiling light point and central heating radiator.

Bathroom

8' 3" x 5' 7" (2.51m x 1.70m)

Obscure double glazed window to side elevation, bath, wash hand basin, ceiling light point and central heating radiator.

Toilet

Obscure double glazed window to rear elevation,WC, ceiling light point.

Garage

Up and over door with ceiling light point and access to lean-to leading to rear garden.

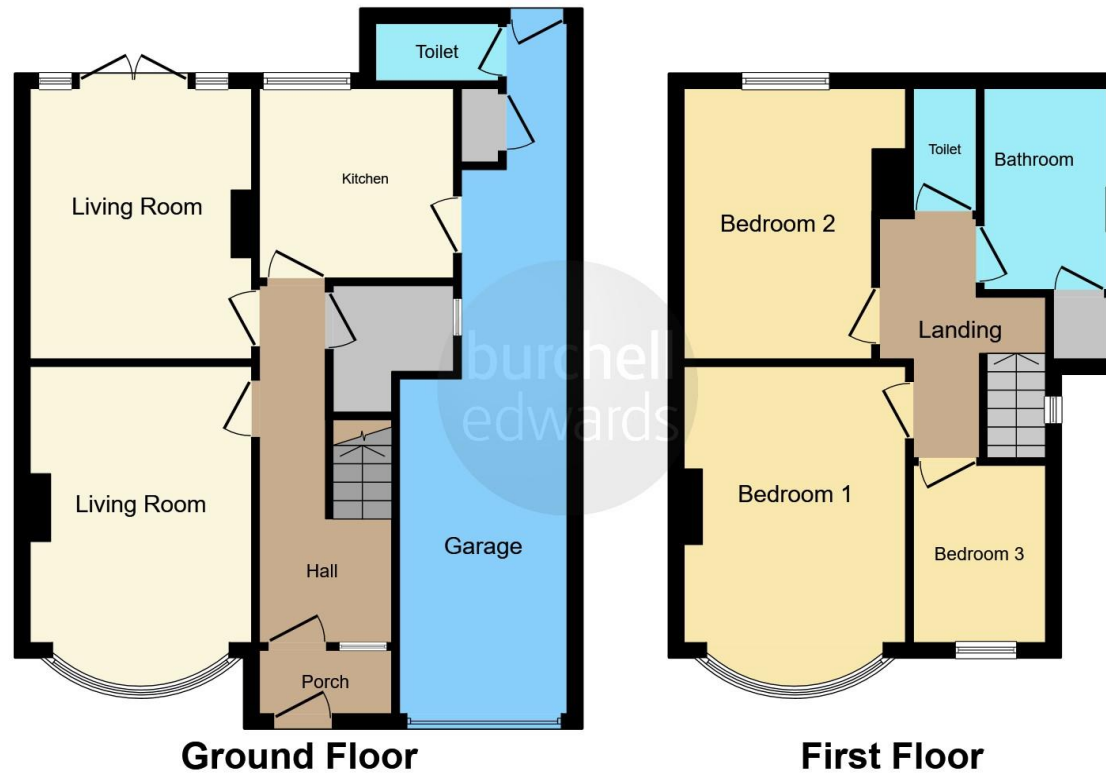
Garden

Private rear garden with slabbed patio area, lawn and fence to boundaries.









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

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183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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