



smart homes

**Ralph Road**

Shirley, Solihull

- An Extremely Well Presented & Extended Semi-Detached
- Three Good Size Bedrooms
- Impressive Open Plan Family Dining Kitchen
- Re-Fitted Family Bathroom
- Attractive Lounge
- Utility Area & Guest WC
- Westerly Facing Rear Garden

**£390,000**

Current EPC Rating - TBC

Current Council Tax Band - D





## Property Description

A beautifully presented and totally renovated semi-detached family home situated in a most convenient location offering accommodation comprising a lounge, re-fitted kitchen/diner with bi-fold doors, utility area, guest W.C, three good size bedrooms, luxury re-fitted family bathroom, landscaped Westerly facing rear garden, garage and driveway parking

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 gyms 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.



## Rooms & Measurements

Lounge to Front 14' 5" x 9' 10" (4.4m x 3m)

Re-Fitted Kitchen/Diner to Rear 19' 4" x 11' 9" (5.9m x 3.6m)

Utility Area & Guest W.C

Bedroom One to Front 14' 9" x 9' 10" (4.5m x 3m)

Bedroom Two to Rear 12' 1" x 8' 10" (3.7m x 2.7m)

Bedroom Three to Front 13' 5" x 7' 6" (4.1m x 2.3m)

Luxury Re-Fitted Family Bathroom 8' 2" x 8' 2" (2.5m x 2.5m)

Integral Garage 14' 5" x 7' 6" (4.4m x 2.3m)

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Council tax band D



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