



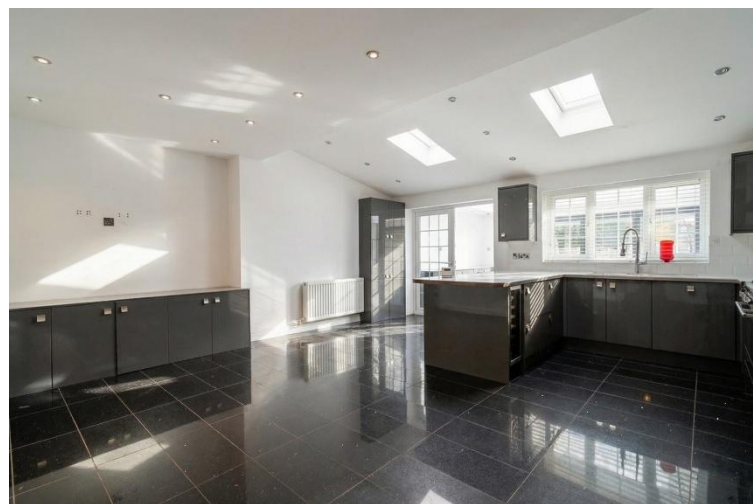
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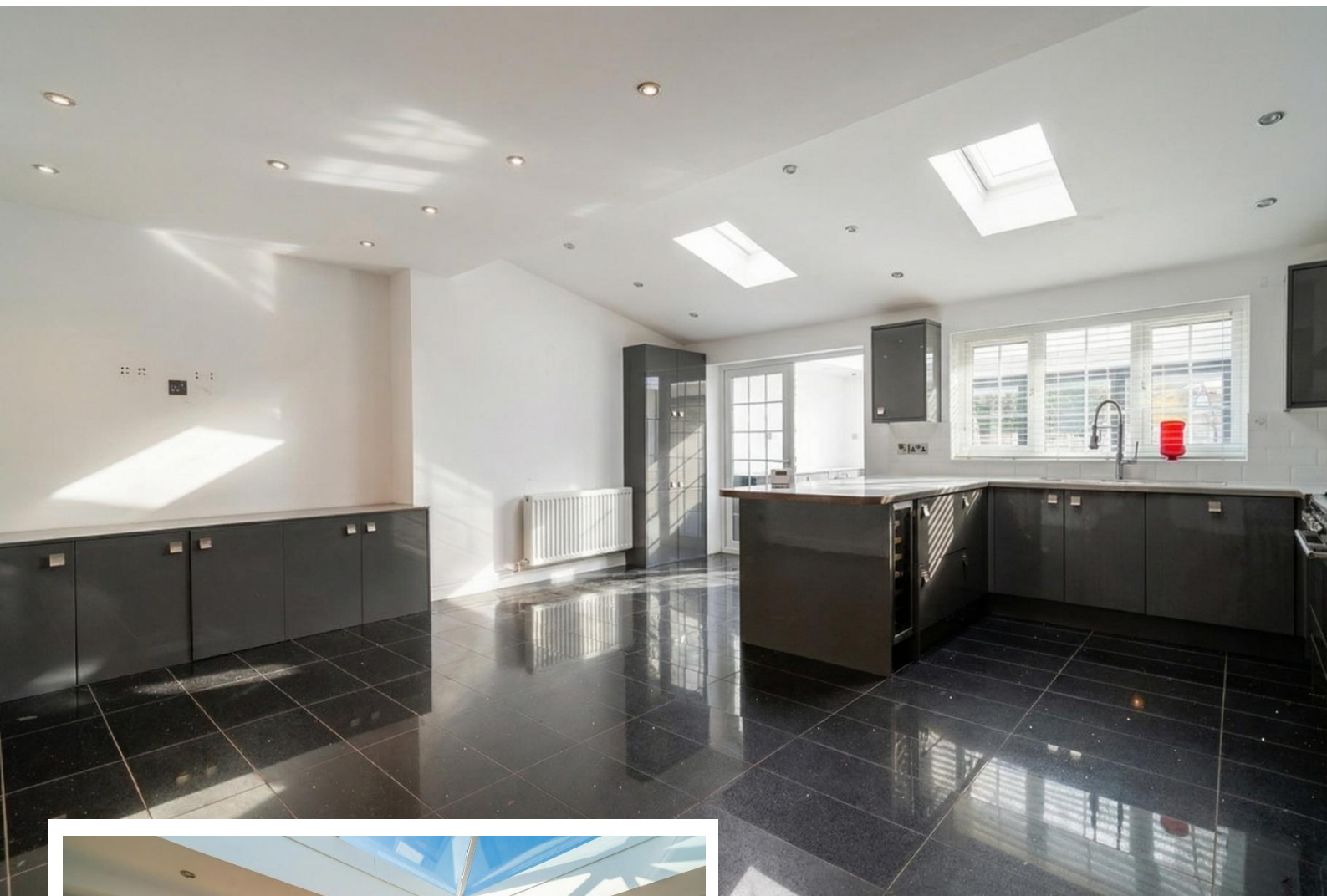
**Ralph Road**  
Shirley, Solihull

- A Substantially Extended Detached Family Home
- Four Bedrooms
- Superb Open Plan Extended Kitchen/Family Room
- NO UPWARD CHAIN

**£450,000**

Current EPC Rating - C  
Current Council Tax Band - D

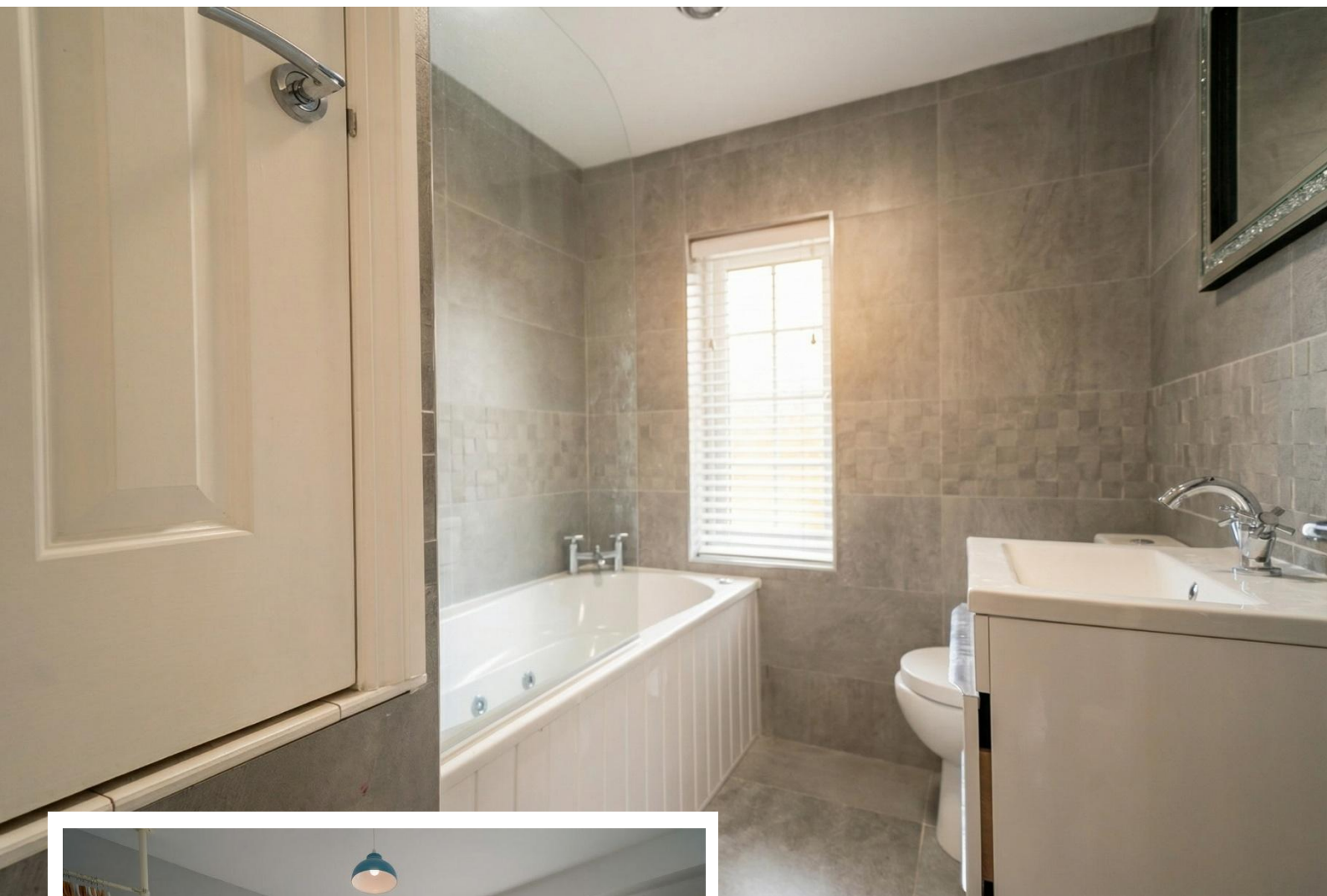




## Property Description

A substantially extended four bedroom semi detached family home offered for sale with no upward chain and benefiting from spacious lounge, superb open plan extended kitchen/family room, extended orangery, utility, guest WC, en-suite, family bathroom, southerly facing rear garden, garage and off-road 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 gymnasiums along with a choice of large supermarkets like 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

Entrance Hall

Guest WC

Lounge to Front - 2.95m x 4.75m (9'8" x 15'7")

Extended Kitchen Family Room - 5.69m x 5.74m (18'8" x 18'10")

Orangery to Rear - 3.23m x 4.55m (10'7" x 14'11")

Utility Room - 1.22m x 3.99m (4'0" x 13'1")

Bedroom One to Rear - 3.05m x 3.68m (10'0" x 12'1")

En Suite Shower Room

Bedroom Two to Front - 2.87m x 4.57m (9'5" x 15'0" (into bay)

Bedroom Three to Side - 2.79m x 2.82m (9'2" x 9'3")

Bedroom Four to Front - 3.33m x 1.83m (10'11" x 6'0")

Family Bathroom - 1.91m x 2.44m (6'3" x 8'0")

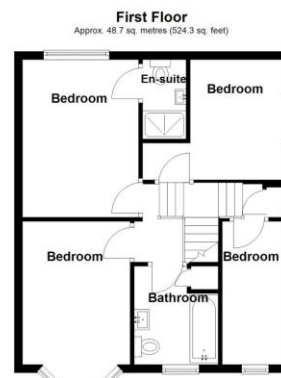
Garage - 4.72m x 2.46m (15'6" x 8'1")

### Tenure

We are advised by the vendor that the property is freehold. 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



Total area: approx. 160.0 sq. metres (1722.2 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.