



smarthomes

Ralph Road

Shirley, Solihull, B90 3JU

- A Well Presented Semi Detached Family Home
- Three Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Four Piece Family Bathroom
- South East Facing Rear Garden

£365,000

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 edged tarmac driveway providing off road parking extending to garage doors and attractive composite front door leading through to

Entrance Hallway

With ceiling light point, radiator, wood effect flooring, stairs leading to the first floor accommodation and doors leading off to

Lounge Diner

27' 6" x 9' 10" (8.4m x 3.0m) With wood effect flooring, double glazed bay window with American style shutters to front elevation, two radiators, two ceiling light points, double glazed windows and door leading out to the South East facing rear garden



Re-Fitted Kitchen to Rear

8' 6" x 8' 10" (2.6m x 2.7m) Being re-fitted with a range of wall, drawer and base units with complementary marble effect Corian work surfaces and matching upstands, sink and drainer unit with mixer tap, attractive tiling to splashback areas, four ring induction hob with extractor canopy over, inset eye-level double oven and grill, integrated dishwasher, radiator, ceiling light point, herringbone flooring, double glazed window to rear and wooden door to side passage



Side Passage

16' 0" x 5' 2" (4.9m x 1.6m) With UPVC double glazed door leading out to the rear garden, gardeners WC, ceiling light point and wooden door to garage

Accommodation on the First Floor

Landing

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

Bedroom One to Front

14' 9" x 9' 10" (4.5m x 3.0m) With double glazed bay window to front elevation, vertical radiator and ceiling light point

Bedroom Two to Rear

12' 1" x 8' 6" (3.7m x 2.6m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

7' 6" x 5' 2" (2.3m x 1.6m) With double glazed window to front elevation, radiator and ceiling light point





Re-Fitted Four Piece Family Bathroom to Rear

8' 2" x 8' 10" (2.5m x 2.7m) Being re-fitted with a four piece white suite comprising; panelled bath with mixer tap and shower attachment, low flush WC, over-sized vanity wash hand basin and corner shower cubicle with thermostatic shower, with tiling to water prone areas, tiled flooring, obscure double glazed windows to side and rear, ladder style radiator, spot lights to ceiling and door to useful airing cupboard housing Worcester Bosch boiler

Garage

13' 5" x 7' 10" (4.1m x 2.4m) With garage doors to driveway, fitted wall and base units with laminate work surface, space and plumbing for washing machine and ceiling light point

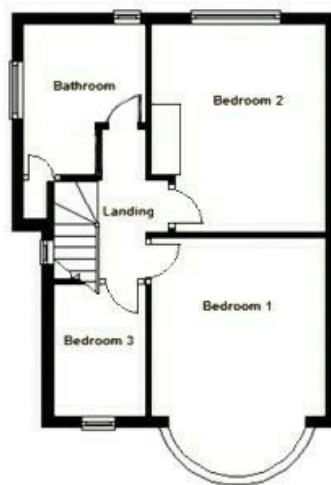
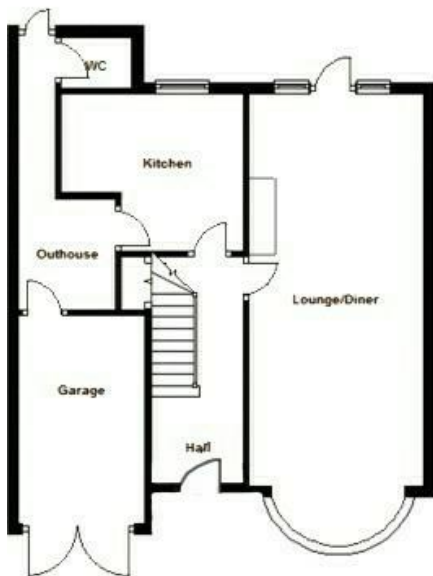


Good Size South East Facing Rear Garden

Being mainly laid to lawn with decked terrace, outside tap, paved pathway to rear leading to brick built out building, 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



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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 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.