



smarthomes

Ralph Road
Shirley, Solihull

- A Beautifully Presented & Extended Detached Family Home
- Four Double Bedrooms
- Stunning Dining Kitchen
- Sitting Room & Extended Lounge
- En Suite & Luxury Family Bathroom
- Delightful Landscaped Rear Garden

Offers Over £650,000

Current EPC Rating – 65 (D)
Current Council Tax Band – F





Property Description

A beautifully presented and extended detached family home benefiting from four double bedrooms, sitting room, extended lounge, stunning dining kitchen, utility, guest WC, master bedroom with en suite, luxury family bathroom, delightful landscaped rear garden and garage

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 spoiled 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

- Enclosed Porch
- Welcoming Entrance Hall
- Sitting Room to Front - 4.27m x 3.96m (14'0" x 13'0")
- Extended Lounge to Rear - 6.05m x 3.78m (19'10" x 12'5")
- Guest WC
- Dining Kitchen to Rear - 4.93m x 4.83m (16'2" x 15'10")
- Utility Room - 2.31m x 2.06m (7'7" x 6'9")
- Garage - 4.88m x 2.49m (16'0" x 8'2")
- Spacious Master Bedroom to Rear - 4.88m x 4.37m (16'0" (up to wardrobe) x 14'4" (max)
- En Suite Shower Room - 1.04m x 2.26m (3'5" x 7'5")
- Bedroom Two to Front - 3.76m x 3.73m (12'4" x 12'3")
- Bedroom Three to Front - 3.76m x 3.35m (12'4" x 11'0")
- Bedroom Four to Rear - 4.93m x 2.82m (16'2" x 9'3")
- Four Piece Family Bathroom to Side - 2.26m x 2.64m (7'5" x 8'8")

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 – F



Ground Floor

First Floor



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 Solihull
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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.