



Ralph Road
Shirley, Solihull

- A Semi-Detached Three Storey Home
- Three Double Bedrooms
- Converted Loft On The Third Floor
- Substantial Wide Plot Offering Scope To Extend
- Extended Second Reception Room
- No Upward Chain

Offers Over £450,000

Current EPC Rating 66 (D)
Current Council Tax Band D





Property Description

This is a well-presented semi-detached, three double bedroomed home, offering accommodation on three floors, converted loft, two reception rooms, extended second reception room and extensive south facing rear gardens. Substantial wide plot with potential to extend (subject to planning permission), double glazing and gas central heating throughout. No Upward Chain

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.



Rooms & Measurements

Entrance Hall

Front Reception Room - 3.41m x 4.21m (11.2'0" x 13.8'0")

Extended Reception Room 2 - 6.77m x 3.63m (22.2'0" x 11.9'0")

Kitchen - 1.86m x 2.5m (6.1'0" x 8.2'0")

Breakfast Room - 3.13m x 2.49m (9.6'8" x 8.1'1")

Loft Room - 5.09m x 4.82m (16.7'0" x 15.8'0")

Bedroom Two - 3.51m x 3.38m (11.5'0" x 11.1'0")

Bedroom Three - 4.39m x 3.44m (14.4'0" x 11.3'0")

Bathroom

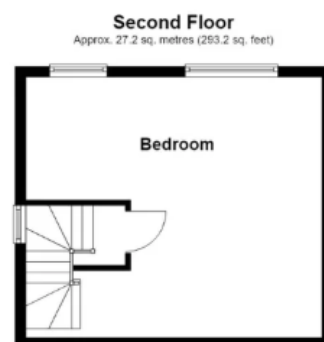
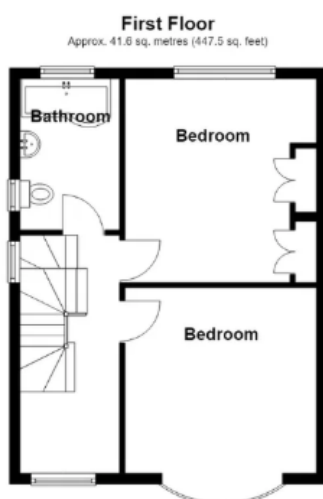
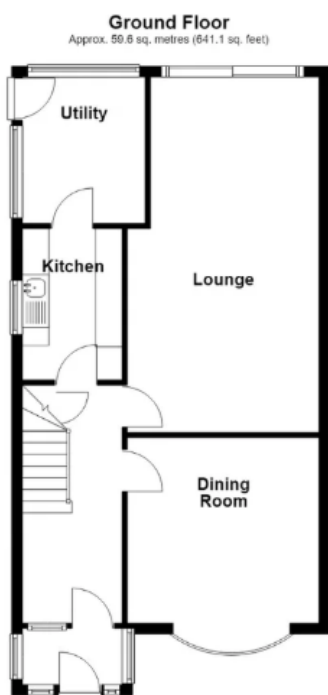
Garage - 5.09m x 3.39m (16.7'0" x 11.11'0")

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. 128.4 sq. metres (1381.8 sq. feet)

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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 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.