



smarthomes

Ralph Road

Shirley, Solihull, B90 3JX

- A Three Double Bedroom Detached Family Home
- Extended & Re-Fitted Breakfast Kitchen
- Through Lounge Diner & Home Office/Reception Room Two
- Substantial South Facing Rear Garden With Potential To Extend STPP

£389,950

EPC Rating '47'





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 feature storm porch with canopy light and UPVC double glazed front door leading through to

Entrance Hall

With oak effect floor covering, spindle balustrade staircase leading to the first floor accommodation, coving to ceiling, ceiling light point, ceiling smoke alarm, radiator and colonial panelled doors leading off to



Home Office/Reception Room Two to Front

11' 11" x 8' 4" (3.63m x 2.54m) With coving to ceiling, stripped timber effect floor covering, obscure double glazed window to front elevation and radiator

Re-Fitted Guest WC

With low flush WC, vanity wash hand basin, tiling to splashback areas, oak effect floor covering, ceiling light point and wall mounted extractor

Through Lounge Diner

27' 1" x 10' 1" (8.25m x 3.07m) With five sided double glazed bay window to front elevation, oak effect floor covering, coving to ceiling, two ceiling light points, two radiators, double glazed French doors leading out to large south facing rear garden, contemporary floating electric fire and wall mounted infra-red alarm sensor



Extended & Re-Fitted Breakfast Kitchen to Rear

16' 3" x 8' 9" (4.95m x 2.67m) Being fitted with a range of light oak effect wall, drawer and base units, roll top work surfaces, sink and drainer unit with mixer tap, feature tiling to splashback areas, five ring gas hob with extractor canopy over, inset eye-level electric Hotpoint oven and grill, space and plumbing for washing machine, integrated dishwasher and 50/50 fridge freezer, radiator, two double glazed windows overlooking south facing rear garden, ceiling light points, coving to ceiling, ceramic tiled flooring and built-in store cupboard housing central heating boiler



Accommodation on the First Floor

Landing

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



Master Bedroom to Front

14' 7" x 10' 1" into wardrobes (4.44m x 3.07m) With five sided double glazed bay window to front elevation, ceiling light point, high gloss fitted wardrobes with corner display plinths and radiator

Bedroom Two to Rear

12' 3" x 9' 11" (3.73m x 3.02m) With double glazed window overlooking south facing rear garden, radiator and ceiling light point

Bedroom Three to Rear

9' 0" x 8' 7" (2.74m x 2.62m) With double glazed window overlooking south facing rear garden, radiator and ceiling light point



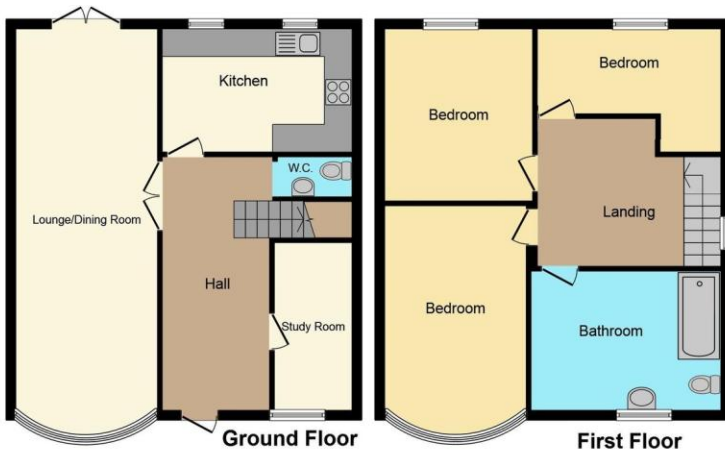
Re-Fitted Family Bathroom to Rear

Being re-fitted with a three piece white suite comprising P-shaped panelled bath with monsoon shower over, additional hand fitment and glazed screen, low flush WC and vanity wash hand basin, obscure double glazed window to rear, chrome ladder style radiator, marble effect tiling to walls and quality vinyl flooring

Substantial South Facing Rear Garden

Being mainly laid to lawn with raised flower beds, courtesy gate to side, mature laurel hedgerows, large prefabricated workshop/garage, play area, large patio and offering superb potential for a two storey extension subject to relevant planning permission

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 Vendor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. 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/tenants are advised to recheck the measurements