



smart homes

Ralph Road

Shirley, Solihull, B90 3JX

- A Well Maintained Semi Detached Family Home
- Three Bedrooms
- South East Facing Rear Garden
- No Upward Chain

£335,000

EPC Rating D

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 gyms 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 paved driveway providing off road parking extending to garage door and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, tiled flooring, lighting and wooden door with glazed insert leading through to

Entrance Hallway

With wall lighting, radiator, coving to ceiling, stairs leading to the first floor accommodation, useful storage cupboard, house alarm and doors leading off to



Through Lounge Diner

26' 6" x 9' 10" (8.1m x 3.0m) With double glazed bay window to front elevation, two radiators, coving to ceiling, two ceiling light points, stone fireplace with tiled hearth and electric fire and UPVC double glazed windows incorporating door leading out to the South East facing rear garden



Kitchen to Rear

8' 10" x 8' 6" (2.7m x 2.6m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring Zanussi hob with extractor over, inset eye-level Neff oven and microwave oven, integrated Neff dishwasher, fridge and freezer, under-cupboard lighting, radiator, ceiling light points, coving to ceiling, double glazed window to rear and obscure glazed door leading through to



Utility Area

20' 4" x 4' 3" (6.2m x 1.3m) With UPVC double glazed door leading out to the rear garden, double glazed windows to side and rear, tiled flooring, roof lantern, ceiling light point, door to garage, base unit with laminate work surface and inset sink, tiling to water prone areas, space and plumbing for washing machine and door leading into

Guest WC

With low flush W C, obscure double glazed window, ceiling light point and tiled flooring

Accommodation on the First Floor

Landing

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

Bedroom One to Front

15' 1" x 9' 10" (4.6m x 3.0m) With double glazed bay window to front elevation, radiator, coving to ceiling, ceiling light point and a range of fitted furniture



Bedroom Two to Rear

12' 1" x 9' 10" (3.7m x 3.0m) With double glazed window to rear elevation, radiator, ceiling light point, pedestal wash hand basin with tiling to splashback and a range of fitted furniture

Bedroom Three to Front

7' 10" x 5' 2" (2.4m x 1.6m) With double glazed window to front elevation, radiator and ceiling light point

Separate WC to Rear

With low flush W C, obscure double glazed window to rear, radiator, ceiling light point and laminate flooring

Family Shower Room

8' 10" x 5' 2" (2.7m x 1.6m) Being fitted with an oversized corner shower cubicle with thermostatic shower, pedestal wash hand basin, obscure double glazed window to side, tiling to walls, ladder style radiator, electric wall heater, laminate flooring, extractor, spot lights to ceiling and useful airing cupboard housing Worcester Bosch boiler

Garage

14' 9" x 7' 6" (4.5m x 2.3m) With metal garage doors to driveway, power points and ceiling light point

South East Facing Rear Garden

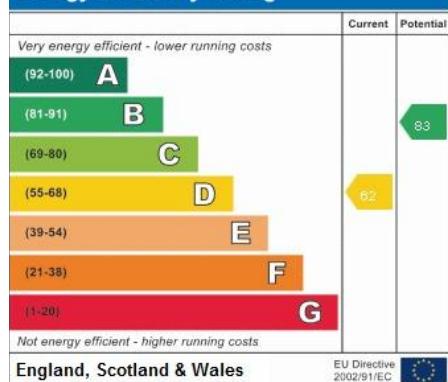
Being mainly laid to lawn with paved patio, mature trees and shrub borders, fencing to boundaries, feature pond and timber shed

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. Current council tax band – D.



Energy Efficiency Rating



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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.