



# Ralph Road, Shirley

## Offers Around £575,000

- PORCH ENTRANCE
- GUEST CLOAKS WC
- SUPERB DINING KITCHEN/FAMILY
- LUXURY FAMILY BATHROOM
- FRONT DRIVEWAY
- RECEPTION HALLWAY
- LOUNGE
- FOUR BEDROOMS
- DELIGHTFUL REAR GARDEN
- VIEWING ESSENTIAL

This superb, much extended and improved 1930's semi detached property is situated in Ralph Road which is conveniently located a short walk away from the amenities of Shirley. Ralph Road hosts Streetsbrook Infant School with primary and secondary schooling being catered for at Langley Schools in St Bernards Road and Kineton Green Road respectively. There is also Our Lady of the Wayside Roman Catholic School on the nearby Stratford Road in Shirley. Education facilities are subject to confirmation from the Education Department.

On the main Stratford Road one will find an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park, access to Shirley Park, a very pleasant area of public open space and easy access to regular bus services to the nearby town centre of Solihull or the City of Birmingham and its outlying suburbs. Approximately one mile down Haslucks Green Road will bring you to Shirley Railway Station which has regular commuter services between Birmingham and Stratford upon Avon.

There is a wide choice of restaurants and hostelrys along the Stratford Road and a thriving business community which extends to the Cranmore, Widney, Monkspath and Solihull Business Parks. A journey of approximately four miles from the property will bring you to the M42 motorway which forms the hub of the national motorway network, a journey of two junctions down which will bring you to the National Exhibition Centre and Birmingham International Airport and Birmingham International Railway Station with regular commuter services to London and Birmingham New Street. On the junction on the A34 and M42 is the expanding Blythe Valley Business Park.

An ideal location therefore for this considerably extended and improved traditional semi detached house which has been the subject of a comprehensive refurbishment and extension programme by the current owners and now offers exquisite accommodation with top quality fittings throughout presented to a high standard and quality that really needs to be viewed to be appreciated.

Sitting back from the road behind a front block set driveway with planted surround and retaining wall to the front. A UPVC double glazed door opens to the

### **PORCH ENTRANCE**

Having tiled flooring, UPVC double glazed window to the front and part double glazed composite front door opening to the

### **RECEPTION HALLWAY**



Having tiled flooring, recessed ceiling spotlights, central heating radiator, staircase rising to the first floor with inset glass panels and painted contemporary styled doors opening to the lounge, dining kitchen and

### **GUEST CLOAKS WC**



Having UPVC double glazed window to the side, ceiling light point, low level WC, vanity unit with inset wash hand basin and recessed for storage/cloaks

### **LOUNGE**



Having UPVC double glazed bay window to the front aspect, ceiling light point and central heating radiator

## **SUPERB OPEN PLAN DINING KITCHEN WITH SITTING AREA**



Having b-folding doors to the rear garden, feature corner window and full height light release window to the rear, UPVC double glazed door to the side, recessed ceiling spotlights, LED light feature ceiling inset, herringbone flooring and being fitted with a comprehensive range of stylish wall and base mounted storage units with matching central island having breakfast bar, integrated appliances to include electric oven, gas hob, fridge, freezer, dishwasher and washing machine



## **FIRST FLOOR LANDING**

Having feature glass inset staircase balustrade, recessed ceiling spotlights, loft hatch access and doors off to four bedrooms and family bathroom

## **BEDROOM ONE**



Having UPVC double glazed bay window to the front, ceiling light point and central heating radiator

## **BEDROOM TWO**



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator



### BEDROOM THREE



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

### BEDROOM FOUR

Having UPVC double glazed window to the front, ceiling light point and central heating radiator

### LUXURY FAMILY BATHROOM



Having feature full height UPVC double glazed window to the side, recessed ceiling spotlights, heated towel rail, complementary wall and floor tiling, double ended panelled bath, generous shower enclosure, vanity unit with inset wash hand basin and low level WC



### DELIGHTFUL REAR GARDEN



Having raised 'none slip' effect stone patio area extending to side and rear with stylish lighting, outside tap and decorative glass balustrade with privacy contemporary fence screen, steps descending to a sunken lawn with planted borders and mature planted area to the rear - the whole having a southerly aspect enjoying maximum sunlight during the summer months



### FRONT DRIVEWAY PARKING

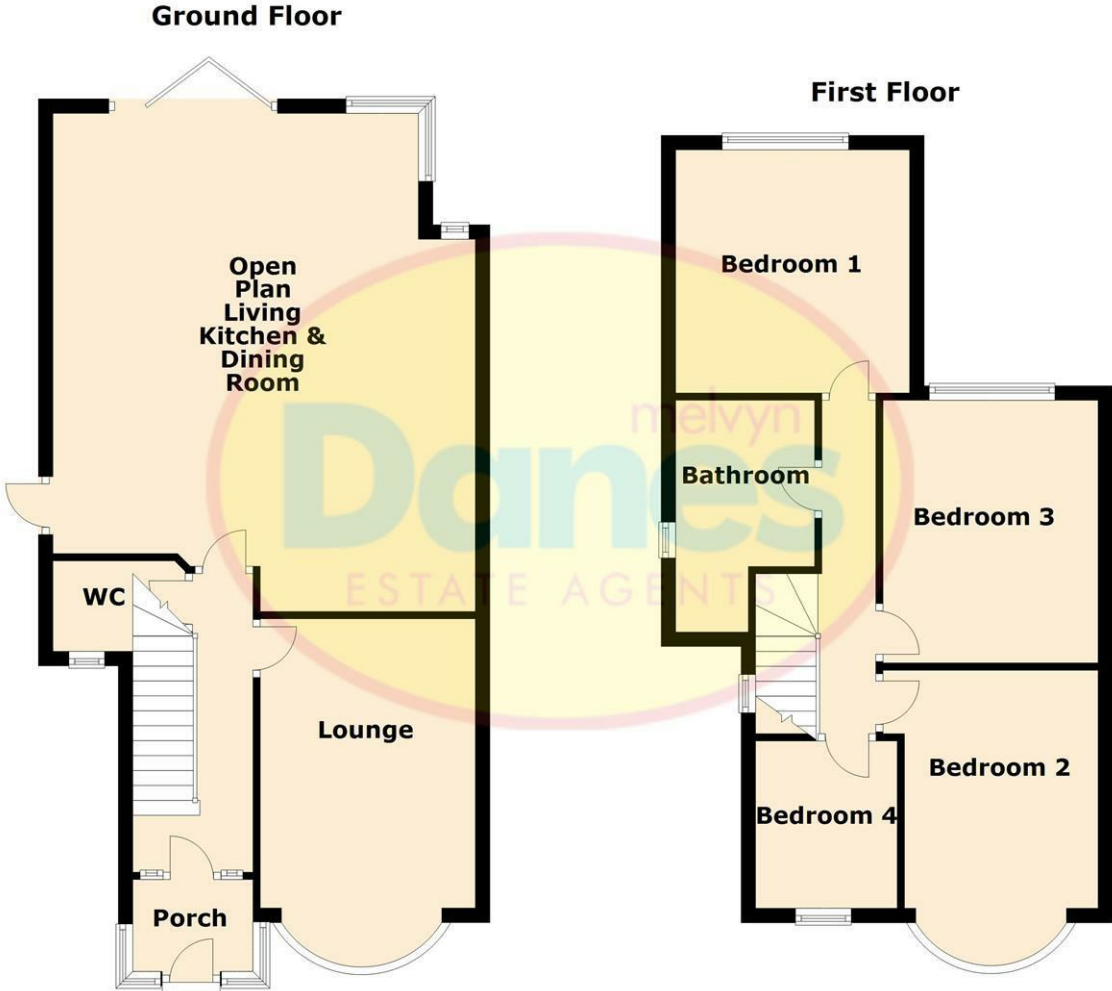
Being block set and extending to the side of the property with a pedestrian access gate to the rear garden





**FLOOR PLAN**

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



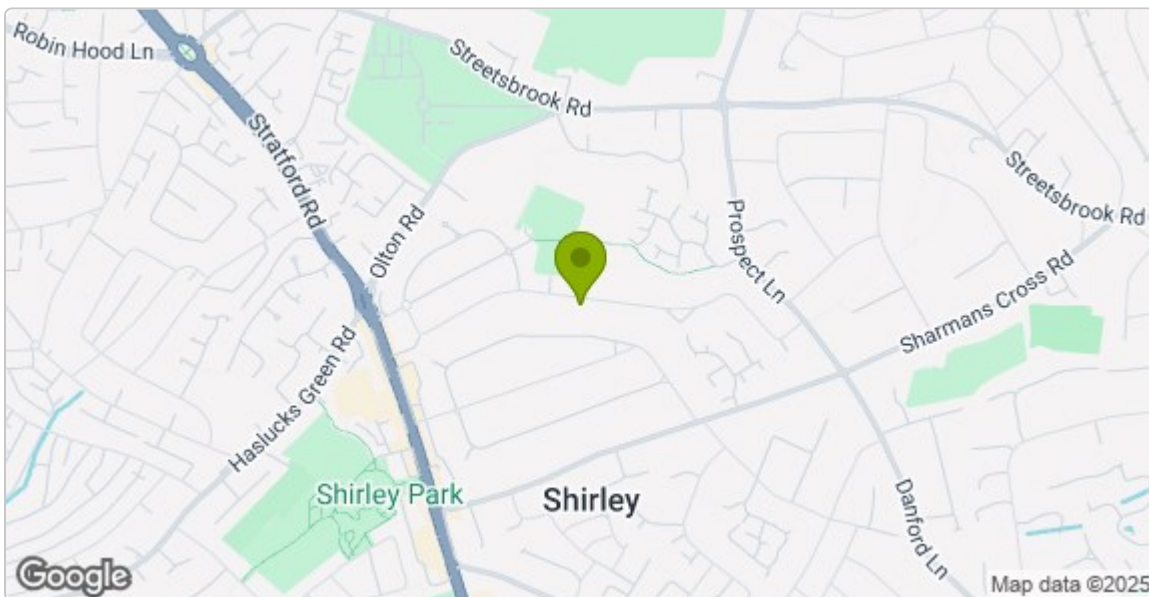
**COUNCIL TAX BAND: D**

**TENURE:** We are advised that the property is Freehold

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**150 Ralph Road Shirley  
Solihull B90 3JZ**

**Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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