



**Horton  
& Storey**

RALPH ROAD, SHIRLEY, SOLIHULL,  
OFFERS OVER £345,000







**LOCAL AREA**

Ralph Road is a very popular road in Shirley. It is central to all shops being a short walk to Shirley High Street, close to all amenities and schools. It is a short drive to transport links such as the M42, leading to the M40, M5, M6 and M1. It has quick access to Shirley and Solihull Train Station via car and close to bus links.

**APPROACH**

Via a gravelled driveway leading to the set of double glazed patio doors of the porch.



**GROUND FLOOR**

**ENTRANCE HALL**

A welcoming reception hall with an original front door has stairs leading to the first floor landing, doors to the ground floor rooms and a central heating radiator.

**DINING ROOM 9' 10" x 15' 0" (3.0m x 4.59m)**

A double glazed bay window to the front elevation, central heating radiator, exposed floorboards and an original fire (not in use) with feature fireplace.





### **EXTENDED LOUNGE 9' 10" x 16' 9" (3.0m x 5.12m)**

Having a set of double glazed patio doors leading to the decking area at the rear elevation and two central heating radiators.

### **GUEST WC**

Comprising of a wc, sink, tiled floor and tiling to splash prone areas.

### **EXTENDED KITCHEN/DINER 13' 5" x 16' 8" (4.1 max m x 5.1 max m)**

The centre of this home is the kitchen, it has been extended to provide a dining area, utility area and access to the garage. The kitchen comprises of a range of wall and floor base units, an inset sink with mixer tap and drainer, integrated fridge freezer, integrated dishwasher and space for a range cooker. Central heating radiator and a door leading to the garage. The utility area has plumbing for a washing machine and a double glazed door at the rear elevation leading to the decked area. The dining room has a central heating radiator and a set of double glazed patio doors leading on to the decking.



### **FIRST FLOOR**

#### **LANDING**

Double glazed window to the side elevation and doors leading to the first floor accommodation.

### **BEDROOM ONE 9' 10" x 15' 0" (3.0m x 4.58m)**

A double glazed bay window to the front elevation, central heating radiator and fitted wardrobes.

### **BEDROOM TWO 9' 10" x 11' 9" (3.0m x 3.6m)**

Another double bedroom with a double glazed window to the rear elevation overlooking the rear garden and a central heating radiator.

### **BEDROOM THREE 5' 6" x 7' 6" (1.7m x 2.3m)**

A double glazed window to the front elevation and a central heating radiator.



### **FAMILY BATHROOM**

The suite briefly comprises of a panelled bath, wc, sink, separate shower cubicle and a central heating radiator. There is an obscure double glazed window to the rear elevation, an obscure double glazed window to the side elevation and a storage cupboard.

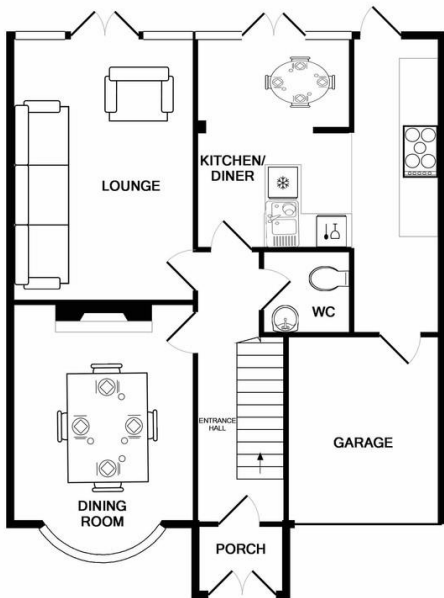




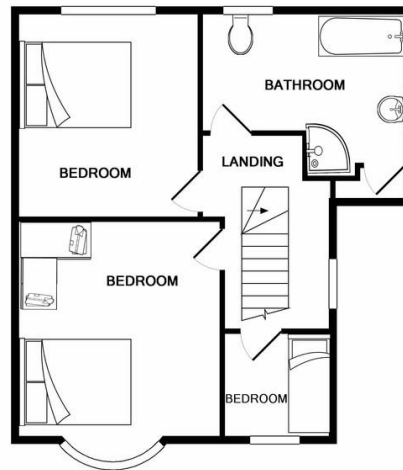
## OUTSIDE

### REAR GARDEN

A large south facing garden is perfect for families. It has a decking area with steps down to the lawn with mature shrubs and borders. That then leads to an area the current vendor is using to grow vegetables, there is space for a green house and fencing to boundaries.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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