

Horton & Storey



Ralph Road, Shirley, Solihull,

Offers Over **£475,000**

Property Features

- Detached Family Home
- Four Double Bedrooms
- Kitchen Diner
- Lounge
- Landscaped Rear Garden
- Garage
- Ensuite
- Dressing Room
- Extended
- Call now to view!

Full Description

LOCAL AREA

Set on a very popular road the property is close to amenities such as Shirley Retail Park, Touchwood Shopping Centre, Shirley High Street and a range of transport links including the M42 motorway.

APPROACH

Via a large driveway leading to the porch.

GROUND FLOOR

WELCOMING ENTRANCE HALL

Having wood flooring, stairs leading to the first floor landing, a central heating radiator and doors leading to the ground floor accommodation.

LOUNGE 12' 11" x 14' 0" (3.96m x 4.27m)

A double glazed window to the front elevation, central heating radiator and feature fireplace with gas fire. There is a door leading to the open plan kitchen-diner.

LARGE OPEN PLAN KITCHEN DINER

Having the kitchen and dining room opened into one area provides a large area perfect for families. The dining area comprises of a set of double glazed patio doors to the rear elevation leading to the patio, a central heating radiator and a door leading to the utility room. The kitchen area comprises of a range of wall and floor high gloss units, roll top work surfaces incorporating a breakfast bar, an inset sink with mixer tap, an integrated five ring gas hob with extractor over, integrated oven, integrated dishwasher and a set of double glazed patio doors to the rear elevation leading to the patio. There is also tiling to the floor and splash backs.



UTILITY ROOM 7' 3" x 12' 0" (2.21m x 3.66m)

A convenient room with a range of wall and floor base units, inset stainless steel bowl sink with mixer tap, plumbing for a washing machine, electric point for tumble dryer, a door leading to the garage, a door leading to the rear garden and a door leading to the guest wc. There is tiling to the flooring, an obscure double glazed window to the side elevation and a central heating radiator.

GUEST WC

Having an obscure double glazed window to the rear elevation, low level wc, sink and tiling to splash prone areas.



FIRST FLOOR

LANDING

A spacious landing having doors leading off to the first floor accommodation and a loft hatch incorporating a drop down ladder with rail.

MASTER BEDROOM WITH DRESSING ROOM

A large master suite boasting a fantastic dressing area as you enter the room. The dressing room can house a range of wardrobes, with a built in storage cupboard, a door to the ensuite and an opening leading on to the bedroom. The bedroom has a double glazed window to the rear elevation, central heating radiator and space for a range of fitted wardrobes.



ENSUITE

The suite comprises of a wc, a shower cubical with thermostatic shower, a double sink, Anti-fog illuminated mirrors and a heated towel rail. There is tiling to the walls, to the floor and an obscure double glazed window to the side elevation.



BEDROOM TWO 12' 4" x 12' 4" (3.78m x 3.78m)

Having a double glazed window to the front elevation, central heating radiator and built in storage cupboard.

BEDROOM THREE 9' 9" x 16' 0" (2.98 max m x 4.88 maxm)

An extended bedroom with two double windows to the front elevation, central heating radiator and a built in storage cupboard.



BEDROOM FOUR 7' 4" x 13' 1" (2.24m x 4m)

A double bedroom with two double glazed windows and a central heating radiator.

FAMILY BATHROOM

The suite comprises of a panelled bath with shower over, sink with vanity unit underneath and a wc. There is an obscure double glazed window to the rear elevation, central heating radiator, tiling to the floor and splash prone areas.

OUTSIDE

LANDSCAPED REAR GARDEN

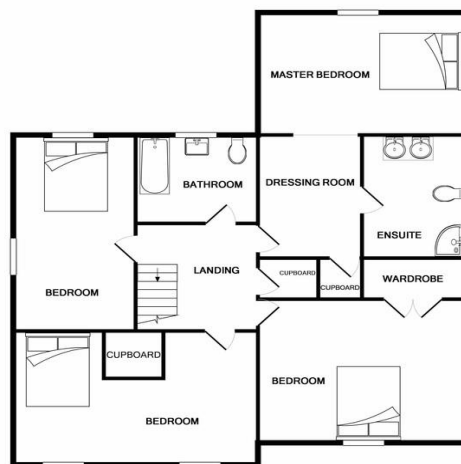
The current vendor has done a lot of work in the garden making it into a large stretch of flat lawn, with borders housing mature shrubs, plants and bushes. There is a slabbed patio area leading to the lawn, a further patio area to the rear housing a shed and fencing to boundaries. There is also a garden tap, electric plug point and a side gate leading to the front.

GARAGE

Having split doors to the front, electric light, cold water tap and power points.

THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.



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 misstatement. 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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

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