

# Horton & Storey



Ralph Road, Shirley, Solihull,

Offers Over **£310,000**

# Property Features

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- No Chain
- Popular Location
- South Facing Rear Garden
- Three Bedrooms
- Two Reception Rooms
- Must View

## Full Description

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**APPROACH** Via the front driveway with parking for several cars having access to the porch and garage.

### GROUND FLOOR

**ENTRANCE HALL** Stairs leading to the first floor landing, doors to ground floor rooms and a storage cupboard.

**RECEPTION ROOM ONE** 10' 2" x 14' 9" (3.1m x 4.5m)  
Having a double glazed bay window to the front elevation, two central heating radiators and a feature fireplace.

**RECEPTION ROOM TWO** 9' 10" x 17' 3" (3.0m x 5.27m)  
An extended room with a large bay window to the rear elevation with a door leading to the rear patio and a central heating radiator.

**KITCHEN** 8' 10" x 10' 5" (2.7m x 3.2m) The kitchen comprises of a range of wall and floor base units with work surface over and tiling to splash prone areas. There is plumbing for a washing machine, an oven with hob, a double glazed window to the rear elevation and a door leading to the side passage.

### FIRST FLOOR

**LANDING** There is a double glazed window to the rear elevation, doors to the first floor rooms and loft access.

**BEDROOM ONE** 10' 2" x 14' 5" (3.1m x 4.4m) A double bedroom with a double glazed bay window to the front elevation and a central heating radiator.



**BEDROOM TWO** 9' 10" x 12' 1" (3.0m x 3.7m) Another double bedroom with a double glazed window to the rear elevation 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.

**SHOWER ROOM** The suite comprises of an enclosed shower unit, sink and a central heating radiator. There is an obscure double glazed window to the side elevation and a built in storage cupboard.

**WC** A separate wc with a double glazed window to the rear elevation.

## **OUTSIDE**

**GARAGE** 7' 10" x 15' 1" (2.4m x 4.6m)

**SOUTH FACING REAR GARDEN** This private rear garden is ideal for families. It has a patio area that houses a garden shed with a path that leads on to a large lawn with a raised decking area having a summer house on and a further rear patio with two more garden sheds, a green house and a vegetable patch.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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