

# Horton & Storey



Ralph Road, Shirley, Solihull

£325,000

# Property Features

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- Ideal school catchments
- Three bedrooms
- Landscaped rear garden
- Refitted bathroom
- Garage
- Through lounge
- Great range of local amenities
- Ideal family home
- Lean to and downstairs w.c.

## Full Description

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### LOCAL AREA

The property is located a popular street in Shirley. Constantly in demand, Ralph Road offers families well balanced properties within strong school catchment areas. The property is located around half way along the road between the Stratford Road and Prospect Lane. The house benefits from great local amenities with Shirley high street being a short walk away. The national motorway network and A45 into Birmingham City Centre are great transport links.

### PORCH 5' 6" x 4' 0" (1.68m x 1.23m)

Double glazed window to the front elevation and door into;

### ENTRANCE HALLWAY

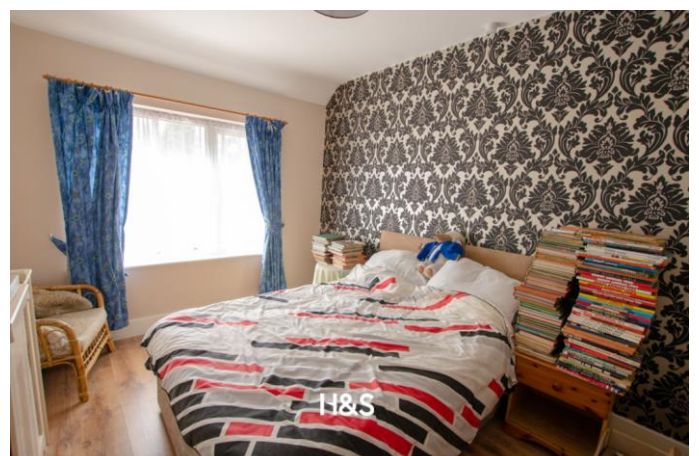
An obscure double glazed door, stairs to first floor accommodation, doors to kitchen and through lounge;

### THROUGH LOUNGE 23' 8" x 9' 10" (7.22m x 3.01m)

Separated by an archway this well appointed room benefits from two chimneys with inset gas fires, a double glazed bay window to the front elevation, double sliding patio doors to the rear elevation.

### KITCHEN 11' 6" x 8' 3" (3.52m x 2.52m)

The kitchen requires modernisation and briefly comprises of: double glazed window to the rear



elevation, five ring gas hob, stainless sink with mixer tap and drainer, recess for washing machine and door to storage cupboard. Currently there is a mixture of wall and base units and a door to;

#### LEAN TO

An areas which poses loads of potential for refurbishment or extension. There is a reinforced glass panelled roof, door to downstairs w.c. with inset double glazed window, door double glazed door to rear patio, and obscure double glazed to the garage;

#### LANDING

Doors to bedrooms and family bathroom;

#### BEDROOM ONE 14' 7" x 9' 11" (4.47m x 3.03m)

Double glazed bay window to front elevation, built in storage cupboard and table;

#### BEDROOM TWO 11' 11" x 8' 9" (3.64m x 2.68m)

Double glazed window to the rear elevation overlooking the rear garden;

#### BEDROOM THREE 5' 6" x 4' 0" (1.68m x 1.23m)

Double glazed window to the front elevation;

#### BATHROOM

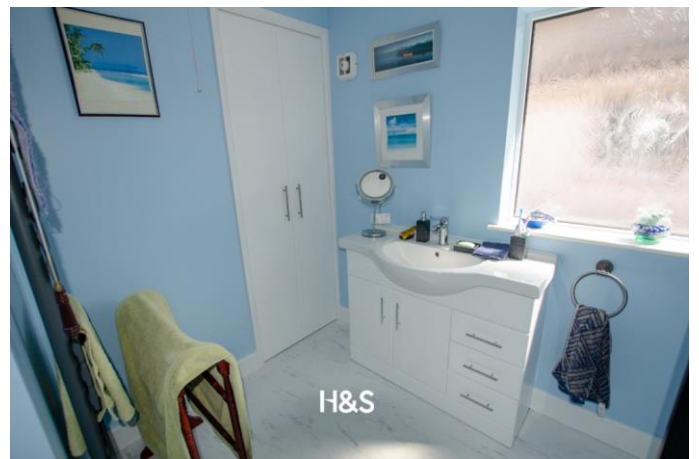
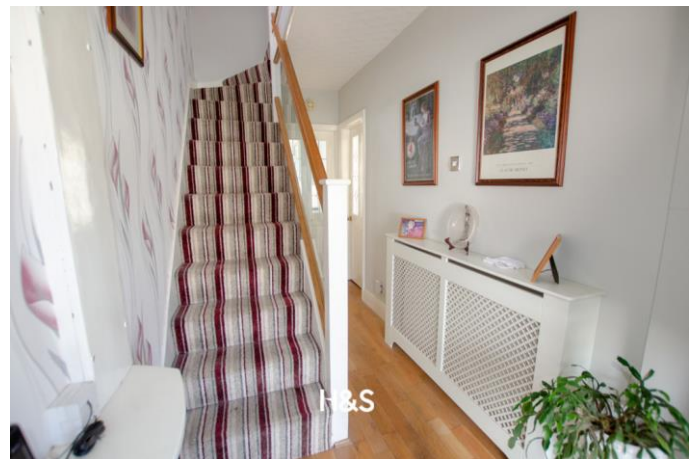
This refitted bathroom suite comprises low level w.c., sink with vanity unit under, walk in shower cubicle and two obscure windows to the rear and side elevation.

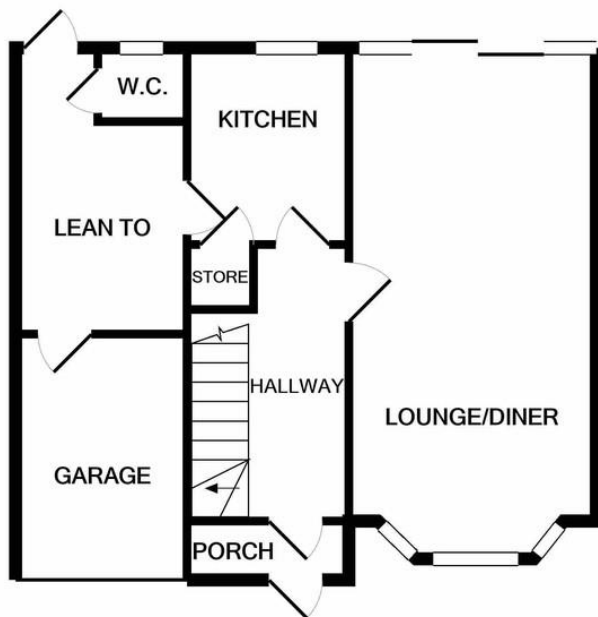
#### REAR GARDEN

This rear garden has been recently landscaped with increased drainage underneath the lawn area. There is a patio with steps down onto the lawn with sleepers to sides and rear;

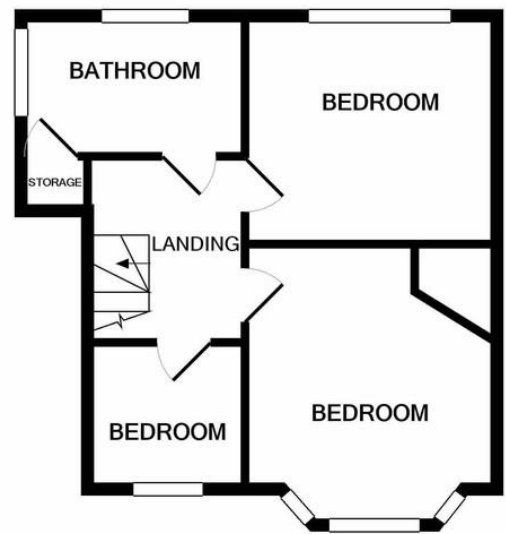
#### FRONT ELEVATION

Driveway for two vehicles;





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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