Horton & Storey







Ralph Road, Shirley, Solihull,

Property Features

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



Full Description

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

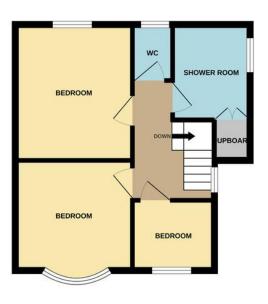
GARAGE 7' 10" x 15' 1" (2.4m x 4.6m)

south facing rear garden 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 enror, 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.

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