



H&S

**Horton
& Storey**

**RALPH ROAD, SHIRLEY , SOLIHULL,
OFFERS OVER £400,000**



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APPROACH

The property is approached via a tarmac driveway suitable for multiple vehicles, leading to a uPVC front door with a small corner feature flower bed.

ENCLOSED PORCH

Front door leading into enclosed porch benefiting from a cupboard ideal for storing coats and shoes.

ENTRANCE HALL

The entrance hall benefits from large amounts of natural light which brings the property to life. It consists of the stairs to the first floor accommodation, door to the lounge and doors leading to the kitchen dining room.

LOUNGE 16' 0" x 12' 10" (4.88m x 3.91m)

A bright lounge with a double glazed bay window to the front elevation, central heating radiator, gas fire with a feature fireplace and Karndean flooring.



BEAUTIFUL KITCHEN DINING ROOM 29' 3" x 12' (max) 8' 6" (min) (8.92m x 3.86m)

This is really the heart of the home! An amazing family/entertaining area. The kitchen comprises of a range of wall and floor base units with an Island in the middle having inset spotlights on the kick boards, quartz work surfaces, integrated induction hob with new extractor over, two integrated AEG ovens, inset sink with mixer tap, plumbing for dishwasher and a double glazed window overlooking the private rear garden.



There is a central heating radiator and a door leading to the utility room. In the dining section of the room there are bi fold doors leading onto the decked area, a central heating radiator and double patio doors taking you to the conservatory.

CONSERVATORY 12' 4" x 8' 3" (3.76m x 2.51m)

Double glazed patio doors leading onto the decked area, central heating radiator and tiling to the floor.



UTILITY ROOM

Located just off the kitchen having a central heating radiator, plumbing for a washing machine, a door leading to the w.c. and a door leading to the garage.

DOWNSTAIRS W.C.

Comprising of a low level w.c., sink and extractor fan.

GARAGE

Useful for storage with a wall mounted central heating boiler, gas and electric meters.



FIRST FLOOR LANDING

BEDROOM ONE 16' 7" (into bay) x 12' 2" (into wardrobe) (5.05m x 3.71m)

Master bedroom with a large bay window to the front elevation central heating radiator and a full width range of fitted wardrobes.



BEDROOM TWO 15' 1" x 12' 3" (max) x 9' 8" (min)
(4.6m x 3.73m)

An extended double bedroom having two double glazed windows to the front elevation and two central heating radiators.

BEDROOM THREE 12' 1" x 9' 9" (3.68m x 2.97m)

Situated at the rear of the property with a double glazed window over looking the rear garden and a central heating radiator.

BEDROOM FOUR 12' x 6' 10" (3.66m x 2.08m)

A larger than average single bedroom with a double glazed window to the rear elevation and a central heating radiator.



SHOWER ROOM

A recently fitted and individually designed shower room that is fully tiled with an obscure double glazed window to the rear elevation. The suite comprises of a large sink set into storage unit below. Mirrored wall cabinet over unit with lighting and power supply. Floating w.c., a double shower with rainwater style shower head, hand held shower head and spotlights fitted in the shower tray. A large wall mounted heated towel rail and an extractor fan.

PRIVATE REAR GARDEN

There is a large south facing private garden at the property. The garden benefits from a well-proportioned decked area ideal for entertaining whilst enjoying the southerly aspect. The decking steps down onto laid lawn. The garden has wooden panel fencing to boundaries.

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 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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