



£479,999 Offers In Region Of

Ralph Road, Shirley, Solihull, B90 3JX

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

0121 249 6207

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# Step Inside

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## Key Features

- Low Maintenance Rear Garden
- Open Plan Living/Dining Room
- Semi Detached
- Four Bedrooms
- Extended
- Set out over three floors
- Off Road Parking

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this Four-bedroom extended family residence situated in this prime location in Shirley available with NO UPWARD CHAIN. Viewings highly recommended to appreciate this property.

## Main Particulars

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### PROPERTY LOCATION

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Shirley Train station is within walking distance offering services to Birmingham City centre and Stratford-upon-Avon in the other direction. There is easy road access to the M42, M40 & M6 motorway.

If you are purchasing for investment purposes we feel you would achieve £1750 per calendar month

### Full Details:

Vendors Comments: We have absolutely loved every moment in this house, our home for over 35 years. This was always going to be where we retired as all amenities are walking distance and there is a lovely neighbour community on Ralph Road. We raised our three children here making full use of close by schools and the big garden! We are happy to be moving closer to our grandchildren but sad to be leaving this home and our lovely neighbours.

### Measurements:

#### Ground Floor:

Reception Room One - 4.6m x 3.0m

Reception Room Two - 3.0m x 3.7m

Dining Area - 2.4m x 3.0m -

Extended Kitchen - 4.2m x 5.6m

#### First Floor:

Bedroom Two - 4.4m x 2.7m

Bedroom Three - 3.8m x 2.7m

Bedroom Four - 3.2m x 3.2m

Second Floor:

Bedroom One - 4.6m x 3.0m

Garage - 5.0m x 2.4m

Ground Floor Accommodation:

- The property is set back from the road behind driveway providing off road parking for two cars. Entrance porch opening into hallway with central heating radiator, downstairs W.C, stairs leading to first floor accommodation and doors to ground floor accommodation.
- Front Reception room with double glazed window to bay and central heating radiator.
- Open plan rear reception room with central heating radiator and opening giving access to Dining Kitchen.
- Extended Dining kitchen is fitted with a range of high gloss base cupboards and drawer units with work surface over, matching wall mounted cabinets, stainless steel sink and drainer unit with mixer tap, Integrated appliances include dishwasher, oven and microwave/oven. Central island unit with five ring gas hob, base units and breakfast bar. UPVC patio doors overlooking rear garden.

First Floor Accommodation:

- Two Doubles and one single bedroom to the first floor all with double glazed windows and central heating radiators. The double bedroom to the front aspect offers bespoke fitted wardrobes and bedroom to rear aspect benefits from an ensuite shower room.
- Family bathroom with four piece suite comprising of a panelled bath, enclosed shower unit with wall mounted shower, W.C and vanity wash hand basin.

Second Floor Accommodation:

- Master bedroom to second floor with large storage cupboard to recess, double glazed window and central heating radiator.

Outside:

- A large low maintenance rear garden with paved patio area, garden laid to lawn with timber fencing to sides. The perfect entertaining space!

Tenure:

We are advised that the property is Freehold.

It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status

of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.





Telephone: 0121 249 6207

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