



Ralph Road, Shirley

Guide Price £600,000





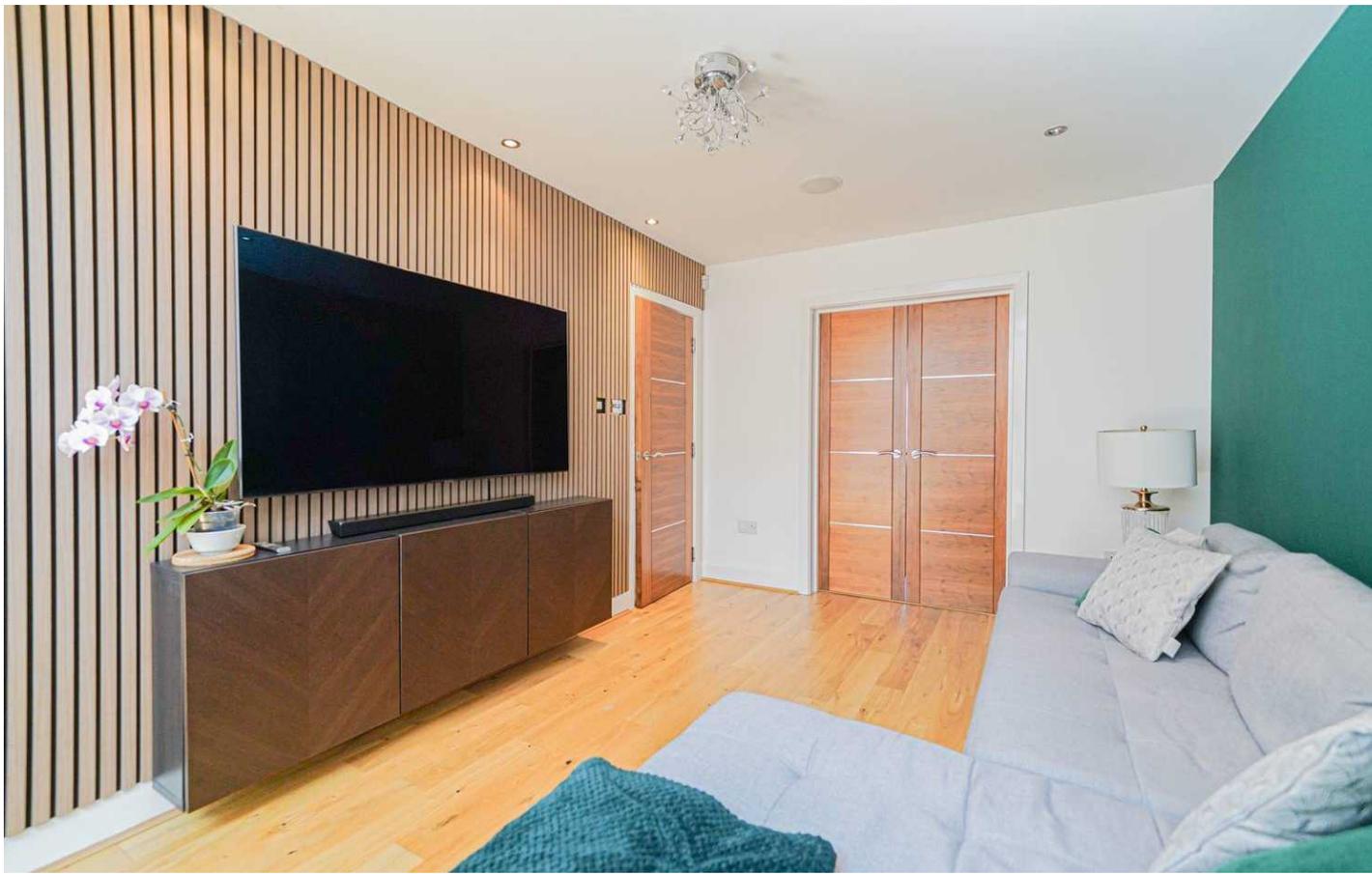
PROPERTY OVERVIEW

We are delighted to present this exceptional five-bedroom semi-detached property, set over three floors and offered to the market with no upward chain. Significantly extended to create a superb family home, this property boasts a modern and spacious design throughout.

Upon entering, you are greeted by a light-filled and spacious entrance hallway that sets the tone for the rest of the home. The heart of the property is the stunning open plan kitchen, featuring an abundance of natural light, ample work surfaces, and a large central island perfect for family gatherings. The kitchen also benefits from underfloor heating, ensuring comfort all year round.



Connected to the kitchen is a spacious dining room that seamlessly flows into an additional family room with a media wall, providing the perfect space for entertaining guests or relaxing with family. To the front of the property, there is a delightful living room that offers a cosy retreat.



Completing the ground floor is a practical utility room, a convenient downstairs shower room and toilet, and a garage providing ample storage space. The first floor comprises four generously sized bedrooms, with bedroom two benefiting from an ensuite. The remaining bedrooms are serviced by a modern family bathroom.

Ascending to the second floor, you will find the principal suite, featuring a large double bedroom with sky lights that allow an abundance of natural light to flood in, creating a bright and airy atmosphere. The principal suite also includes a luxurious ensuite for added comfort and convenience.

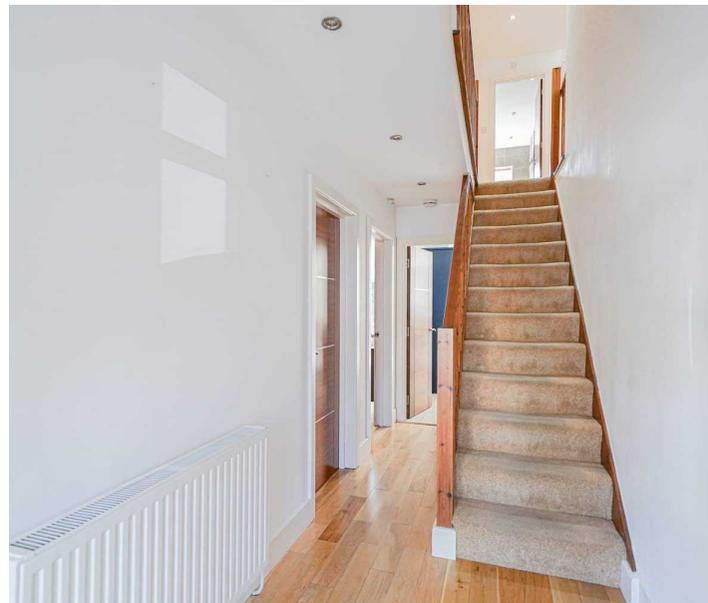
Outside, the garden offers a peaceful retreat with an expansive decked seating area perfect for al fresco dining and entertaining. There is also a large lawn section, along with a shed and bar at the end of the garden, providing additional space for relaxation and recreation.

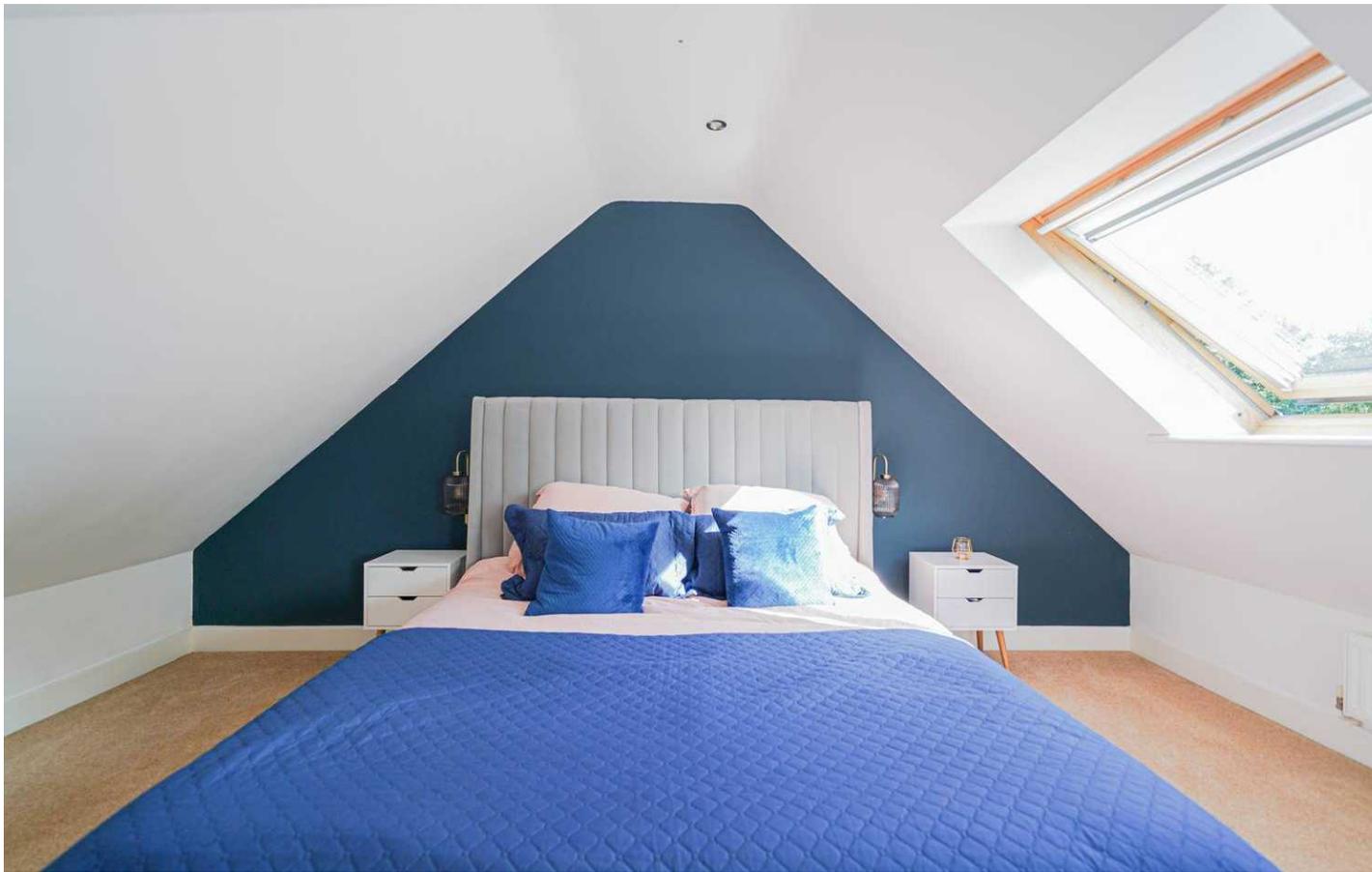


In summary, this property offers a perfect blend of modern design, spacious living areas, and high-quality finishes, making it an ideal family home in a sought-after location. Viewing is highly recommended to fully appreciate all that this property has to offer.



- Five Bedroom Semi-Detached Property
- Significantly Extended Family Home
- Set Over Three Floors
- Stunning Open Plan Kitchen
- Dining Room & Family Room
- Large Principal Bedroom With Luxury Ensuite
- Five Generously Sized Bedrooms
- Lawn Rear Garden With Decked Seating Area
- Early Viewing Essential





PORCH

HALLWAY

LIVING ROOM

11' 10" x 9' 10" (3.60m x 3.00m)

DINING / FAMILY ROOM

22' 8" x 9' 10" (6.90m x 3.00m)

BREAKFAST KITCHEN

18' 4" x 16' 9" (5.60m x 5.10m)

UTILITY ROOM

7' 10" x 4' 11" (2.40m x 1.50m)

SHOWER ROOM

WC

FIRST FLOOR

BEDROOM TWO

14' 1" x 8' 2" (4.30m x 2.50m)

ENSUITE

5' 11" x 4' 11" (1.80m x 1.50m)

BEDROOM THREE

12' 2" x 9' 8" (3.70m x 2.95m)

BEDROOM FOUR

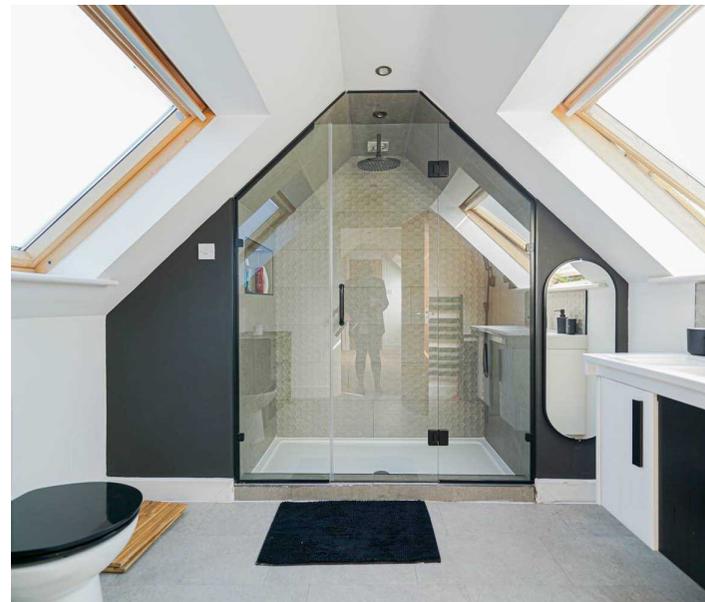
12' 0" x 9' 2" (3.65m x 2.80m)

BEDROOM FIVE

11' 0" x 8' 6" (3.35m x 2.60m)

FAMILY BATHROOM

10' 6" x 5' 7" (3.20m x 1.70m)





SECOND FLOOR

PRINCIPAL BEDROOM

24' 7" x 19' 0" (7.50m x 5.80m)

ENSUITE

10' 6" x 9' 8" (3.20m x 2.95m)

TOTAL SQUARE FOOTAGE

Total floor area: 208.1 sq.m. = 2240 sq.ft. approx.

OUTSIDE THE PROPERTY

PRIVATE REAR GARDEN

GARAGE

14' 5" x 11' 10" (4.40m x 3.60m)

ITEMS INCLUDED IN THE SALE

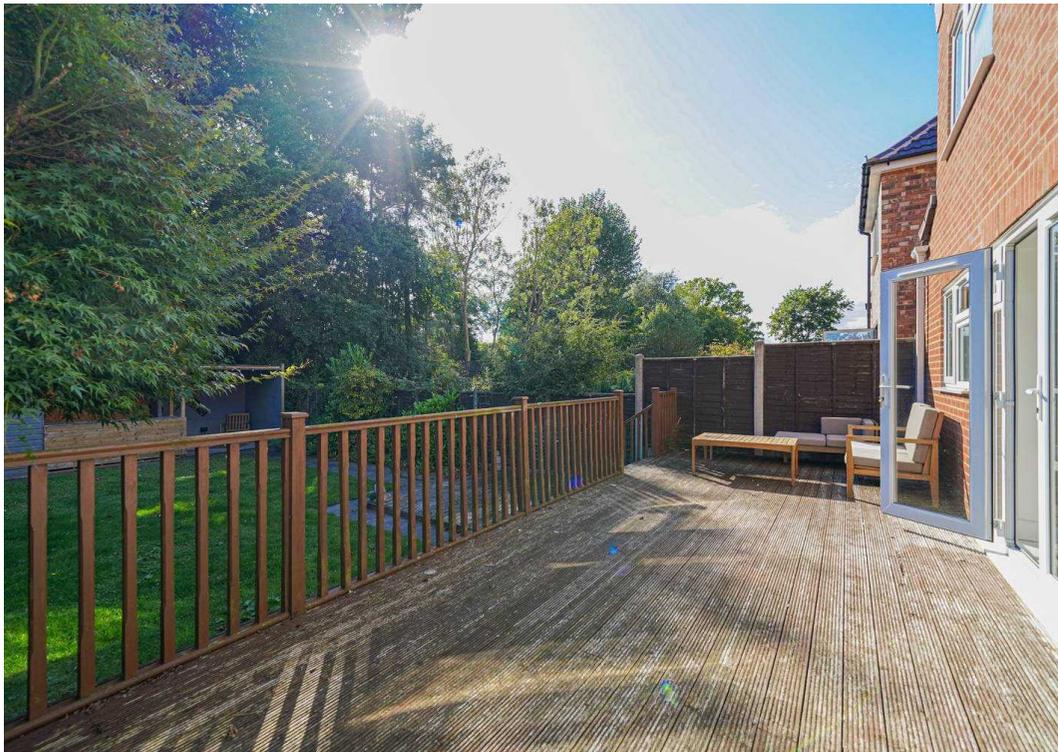
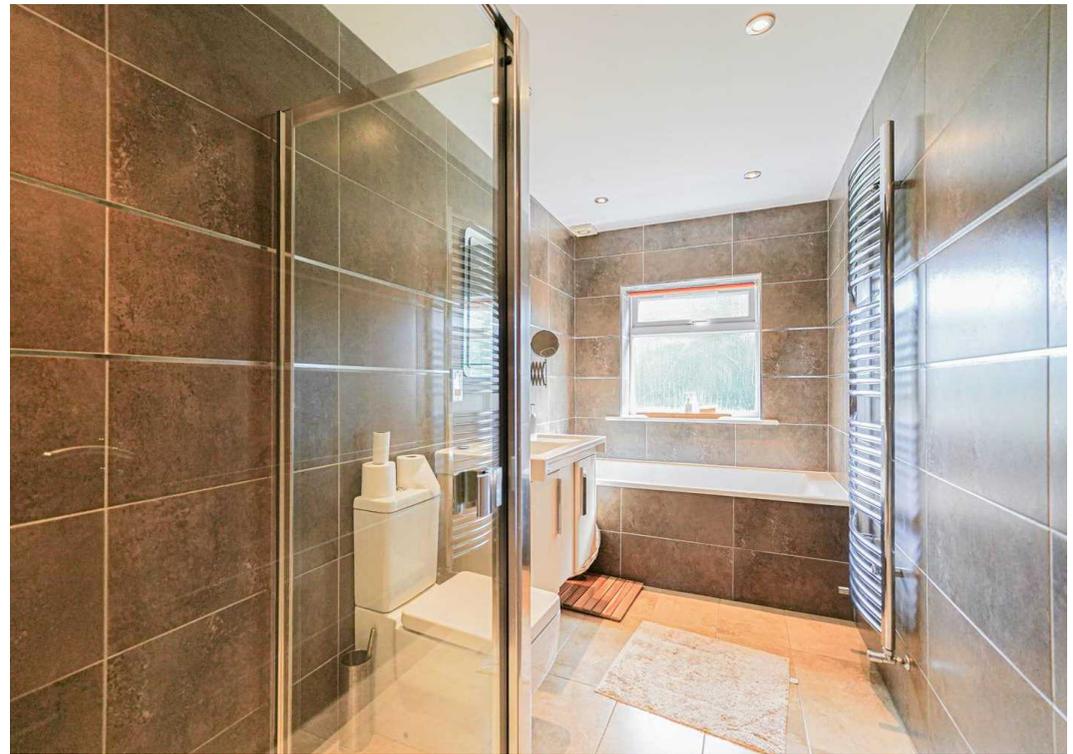
Samsung oven and microwave, hob, extractor and Beko dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in bed 1, 2, 3 and 4, underfloor heating and garden shed.

ADDITIONAL INFORMATION

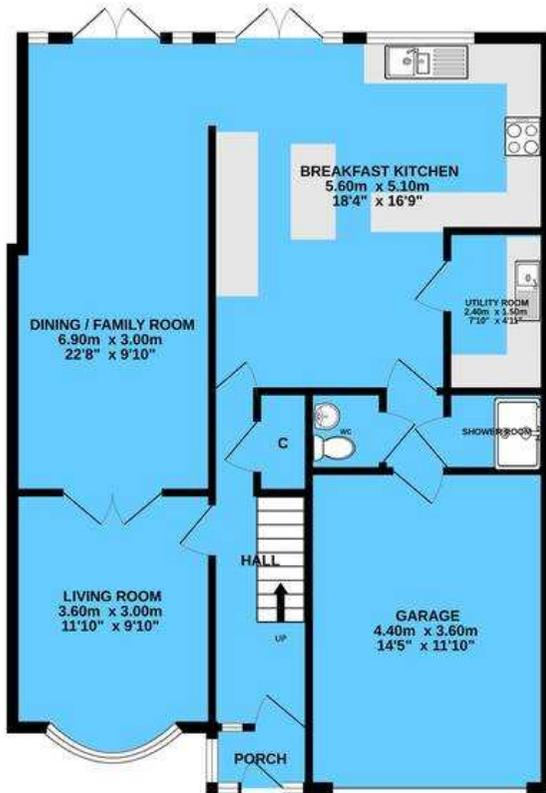
Services - Mains gas, electricity and water on a meter.
Loft - With ladder. Broadband - Virgin Media.

MONEY LAUNDERING REGULATIONS

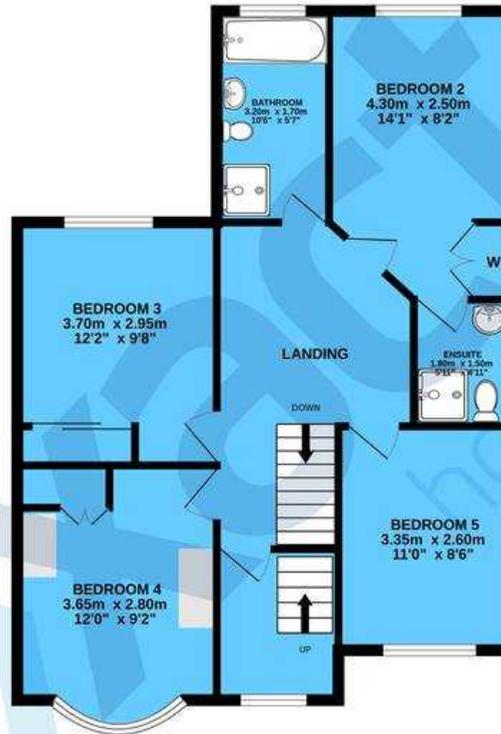
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



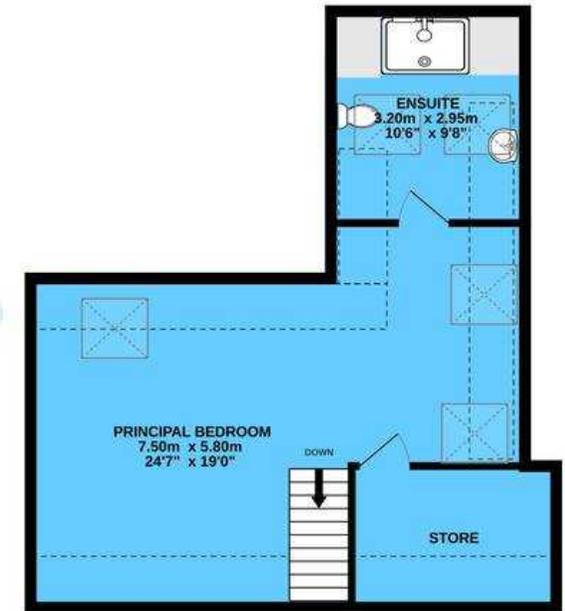
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 208.1 sq.m. (2240 sq.ft.) approx.

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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