
melvyn
Danes
ESTATE AGENTS
260
Ralph Road
Shirley
Offers Over £500,000

# Description

This extended 1950's Bryant built detached property is situated in Ralph Road which is conveniently located a short walk away from the amenities of Shirley. Ralph Road hosts Streetsbrook Infant School with primary and secondary schooling being catered for at Langley Schools in St Bernards Road and Kineton Green Road respectively. There is also Our Lady of the Wayside Roman Catholic School on the nearby Stratford Road in Shirley. Education facilities are subject to confirmation from the Education Department.

On the main Stratford Road one will find an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Retail Park, access to Shirley Park, a very pleasant area of public open space and easy access to regular bus services to the nearby town centre of Solihull or the City of Birmingham and its outlying suburbs. Approximately one mile down Haslucks Green Road will bring you to Shirley Railway Station which has regular commuter services between Birmingham and Stratford upon Avon.

There is a wide choice of restaurants and hostelries along the Stratford Road and a thriving business community which extends to the Cranmore, Widney, Monkspath and Solihull Business Parks. A journey of approximately four miles from the property will bring you to the M42 motorway which forms the hub of the national motorway network, a journey of two junctions down which will bring you to the National Exhibition Centre and Birmingham International Airport and Birmingham International Railway Station with regular commuter services to London and Birmingham New Street. On the junction on the A34 and M42 is the expanding Blythe Valley Business Park.

This charming detached house has been lovingly cared for and maintained by the same family for over 60 years and while now in need of some cosmetic updating but is clean and tidy and ready for immediate occupation by the new owners. The property has been extended over the garage and to the rear which enlarges the accommodation and occupies a pleasant plot at the Prospect Lane end of the road. Being sold with no upward chain and realistically priced to reflect the condition of the property; we recommend early viewing to appreciate this great family home.













## Accommodation

**BLOCK SET FRONT DRIVEWAY**

**PORCH ENTRANCE**

**RECEPTION HALLWAY**

**EXTENDED LOUNGE**
18'0" x 11'10"

**DINING ROOM**
11'10" x 11'10"

**EXTENDED KITCHEN**
15'9" x 8'7"

**UTILITY AREA**
13'7" x 7'5" max

**GROUND FLOOR WC**

**FIRST FLOOR LANDING**

**BOARDED LOFT SPACE WITH VELUX**

**BEDROOM ONE**
11'11" x 11'11"

**BEDROOM TWO**
11'11" x 11'11"

**BEDROOM THREE**
14'8" x 8'0" max

**BEDROOM FOUR**
10'5" x 8'5" max

**REFITTED FAMILY BATHROOM**

**INTEGRAL GARAGE**
18'2" x 8'2"

**PLEASANT REAR GARDEN**

**AGENTS NOTE**

In 2019 the property was subject to a subsidence insurance claim for cracking that was identified to the first-floor extension area on the front left-hand side when facing the property. The level of damage was classified as category 2 on a scale of 1-5 so deemed as minor. In the Insurers professional opinion, the damage was caused by moisture extraction by roots altering the moisture content of the clay subsoil. The mitigation measures were the removal of mature shrubbery adjacent to the property and assessing the likely impact of the council owned Oak Tree on the verge outside the neighbouring property. The adjacent shrubbery has been removed, and the Council subsequently assessed the Oak Tree and put in place an evidence led intervention that materially reduces risk by maintaining the crown size on a three yearly schedule. The property was monitored between 2019 and 2020 for 10 months and found to be stable. Repair work was undertaken which consisted of general crack repairs and some internal redecorating. The property is sold with a certificate of structural adequacy along with the final schedule of work issued by the insurer in September 2020. The seller confirms that they have had no issue in acquiring full and comprehensive insurance when changing to another insurer in 2025. Naturally; all the information regarding to the claim can be viewed in our offices by appointment and will be sent to any purchasers solicitor for their approval also.











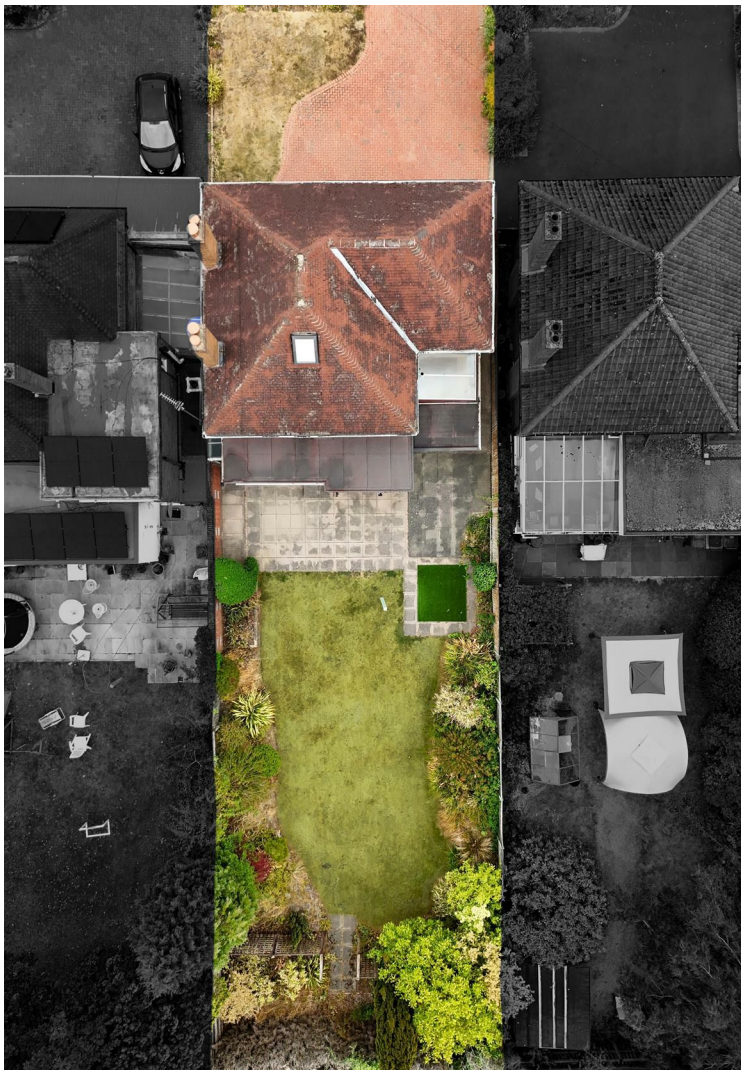


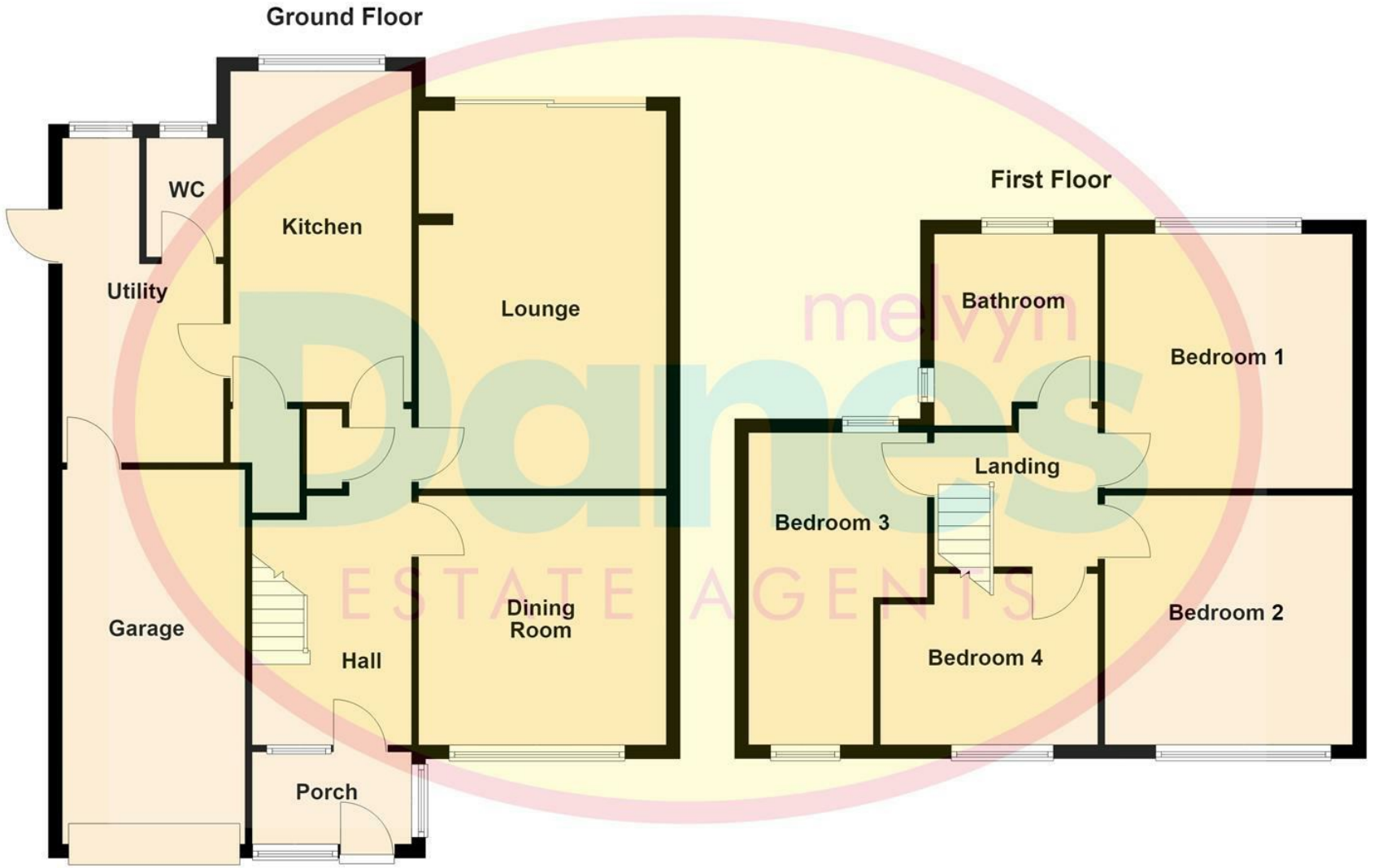













Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

**TENURE:** We are advised that the property is Freehold.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

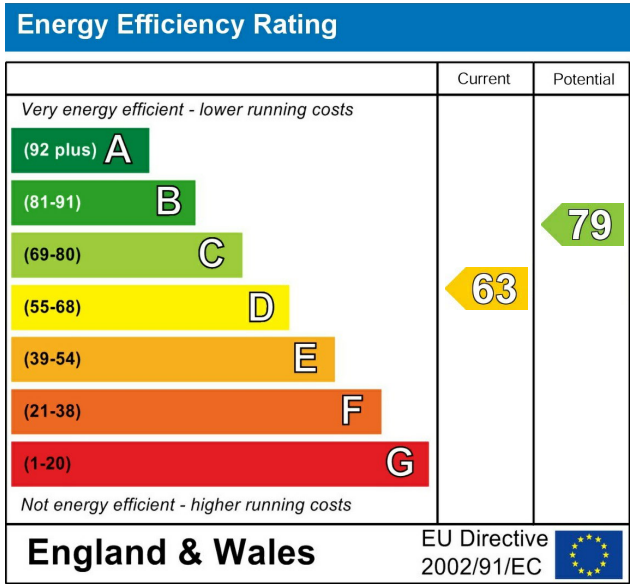
**BROADBAND/MOBILE:** Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 11/08/2026 we understand that the standard broadband download speed at the property is around 3 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.




## 260 Ralph Road Shirley Solihull B90 3LF
## Council Tax Band: E




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