



**melvyn
Danes**
ESTATE AGENTS

Ralph Road

Shirley

Offers Around £375,000

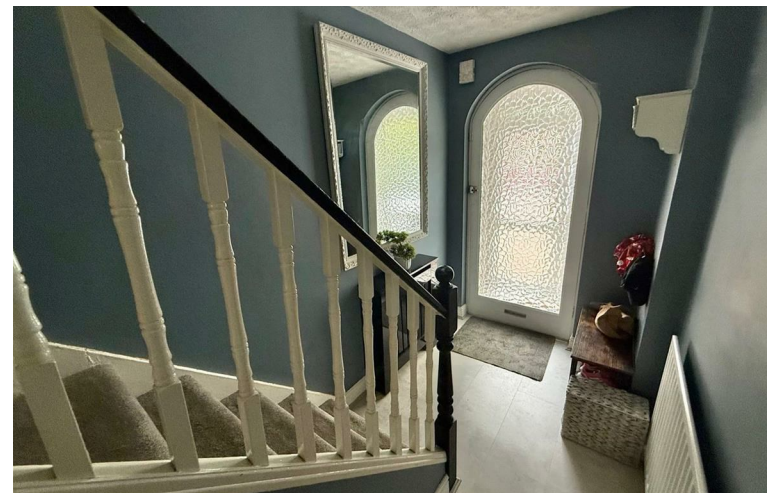
Description

This extended 1930's semi 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 Kinton 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 hostelrys 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.

An ideal location therefore for this traditional semi detached house which benefits from an extension over the garage enlarging the third double bedroom. The property does need some cosmetic updating in part but offers an opportunity for the new owners to perhaps further extend the ground floor accommodation (subject to planning) and really put their own stamp on the house. The property has driveway parking to the front and a south facing rear garden.



Accommodation

FRONT DRIVEWAY PARKING

PORCH ENTRANCE

RECEPTION HALLWAY

LOUNGE AREA

14'7" into bay x 9'11" (4.45m into bay x 3.02m)

DINING AREA

12'4" x 9'11" (3.76m x 3.02m)

LARGE CONSERVATORY

22'5" x 8'6" (6.83m x 2.59m)

KITCHEN

11'8" x 8'3" (3.56m x 2.51m)

UTILITY AREA

12'10" x 4'8" (3.91m x 1.42m)

GARAGE

15'1" x 6'9" (4.60m x 2.06m)
currently subdivided

LANDING

BEDROOM ONE

14'7" into bay x 9'11" (4.45m into bay x 3.02m)

BEDROOM TWO

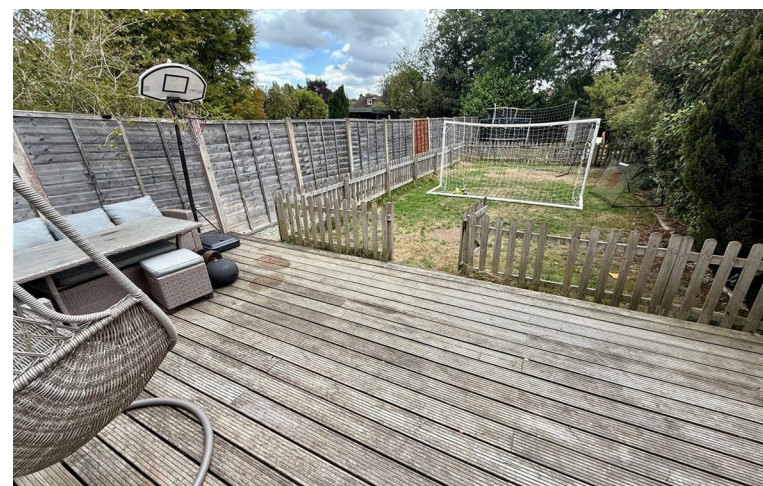
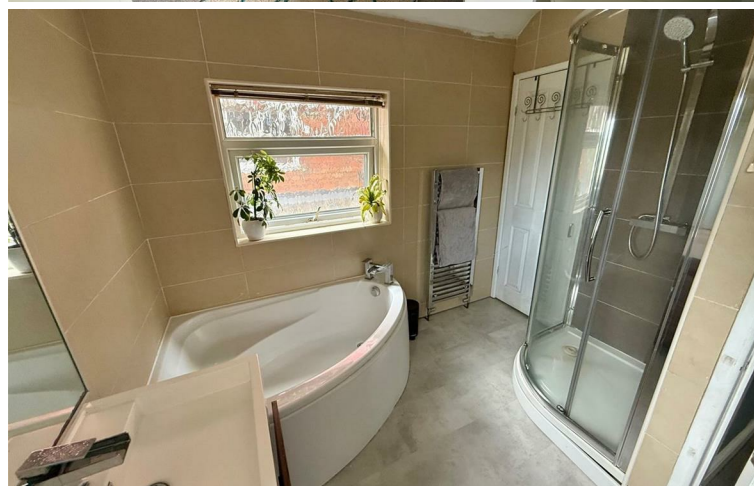
12'4" x 10'0" max (3.76m x 3.05m max)

BEDROOM THREE

13'2" max x 11'2" max (4.01m max x 3.40m max)

BATHROOM

SOUTH FACING REAR GARDEN



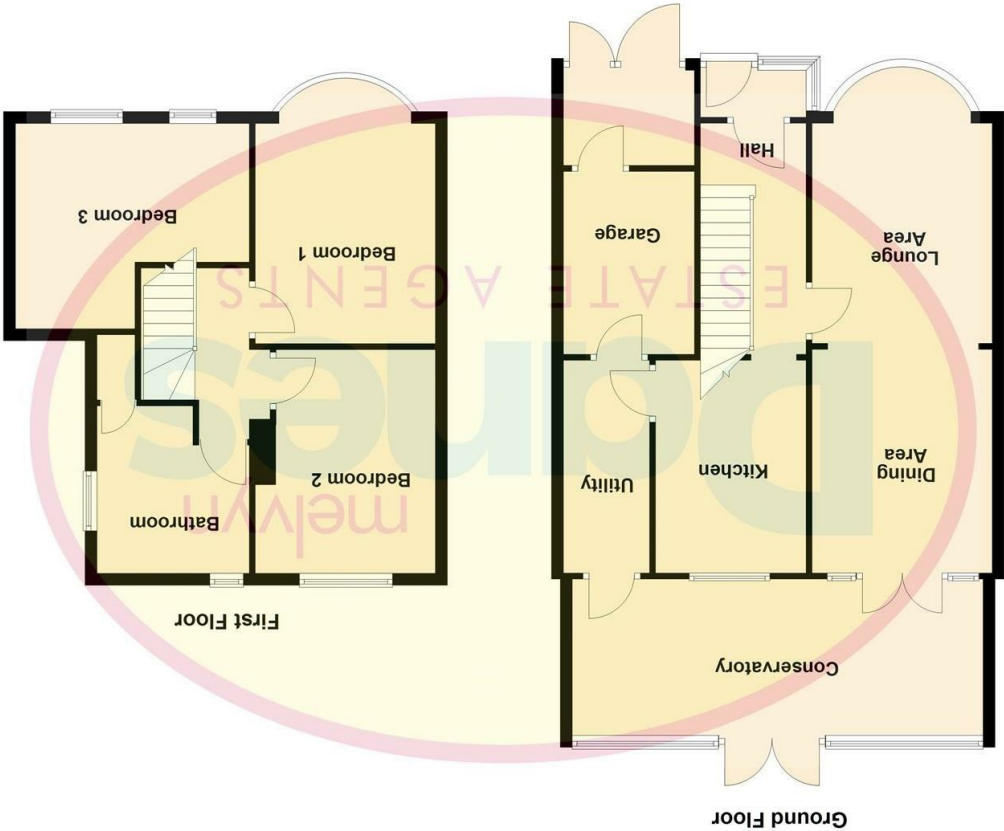
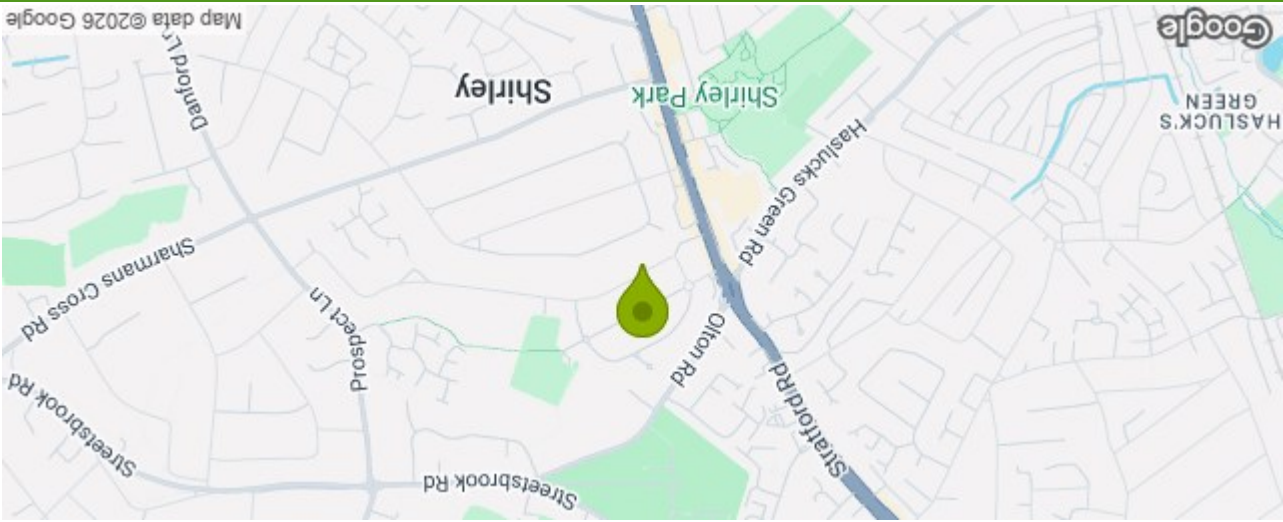
TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 27/08/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to/ has limited current mobile coverage (data taken from checker.ofcom.org.uk on 27/08/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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.

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 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 the sale.



46 Ralph Road Shirley Solihull B90 3JX
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
	62	87
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.