

Ralph Road, Solihull B90 3LF

HUNTERS®
EXCLUSIVE


HUNTERS
HERE TO GET YOU THERE

Ralph Road, Solihull B90 3LF

This stunningly extended five-bedroom detached family home on Ralph Road perfectly blends expansive modern living with premium comfort. perfectly located within a quiet close.

From the moment you enter, the thoughtful layout is immediately apparent. The heart of the home features two inviting reception rooms, offering versatile spaces for both quiet relaxation and grand entertaining.
Culinary enthusiasts will appreciate the well-equipped kitchen, which flows effortlessly into an adjoining dining area—a beautiful setting for family meals.

Practicality is also key, with a dedicated laundry room, and two family bathrooms designed to effortlessly handle the morning rush.

Step outside to discover the property's beautifully landscaped, south-facing rear garden that enjoys sunshine all day long. To the front, a private driveway provides convenient parking.

Situated in a highly sought-after area close to top-tier schools and local amenities, this exceptional property is a rare opportunity for discerning buyers seeking the ultimate family lifestyle.











LOCATION
Ralph Road occupies a popular residential position within the Sharmans Cross area of Shirley, ideally placed for the extensive amenities of both Shirley and Solihull town centre. A choice of local shops, restaurants and leisure facilities are close at hand, together with well-regarded local schools including Streetsbrook Infant Academy and Sharmans Cross Junior School. Solihull railway station provides convenient commuter links, whilst excellent road connections offer easy access to the M42, Birmingham International Airport and the NEC. An appealing location combining everyday convenience with excellent connectivity.

ENTRANCE HALL
The inviting entrance hall offers access to the ground floor accommodation and has a beautiful fitted oak and glass staircase leading to the first floor first floor.

DINING ROOM
15'8" x 12'5"
Overlooking the front garden, this inviting dining room enjoys a pleasant and leafy outlook

LOUNGE
23'11" x 12'5"
A wonderfully bright and spacious lounge, enjoying a delightful garden outlook and providing an inviting space in which to relax and unwind.

DOWNSTAIRS SHOWER ROOM
6'6" x 6'6"
The shower room located on the ground floor offers great versatility to this home.

KITCHEN
20'11" x 15'8"
The beautifully appointed kitchen / dining room offers a wonderful space to cook and entertainment - the large skylight and windows offer plenty of natural light. Thoughtfully extended and well designed this fabulous space offers a fabulous range of wall and base units all beautifully finished with a stone worksurface and integrated appliances.

LAUNDRY ROOM
12'9" x 7'10"
This good sized laundry room offers a range of good quality floor and base units finished with a granite work surface.





BEDROOM 1
15'8" x 12'5"

BEDROOM 2
12'5" x 12'1"

BEDROOM 3
11'9" x 7'10"

BEDROOM 4
11'5" x 6'6"

BATHROOM
8'2" x 5'10"

GARAGE/ STORAGE ONLY
9'8" x 7'10"
The converted garage now offers storage space to the front elevation with an up and over door

GARDEN
A delightful, southerly facing, garden featuring a manicured lawn, established evergreen boundaries and an abundance of well-stocked planting.

VENDOR VIEW
Apart from the house itself, these are exactly the reasons we decided to buy all those years ago…..
Quiet, family friendly cul de sac location.
Easy walking access to Streetsbrook Infants, Sharmans Cross Juniors and local shops.
Fully private, mature sunny garden.

TENURE
The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND
The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band F

SERVICES
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain





verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

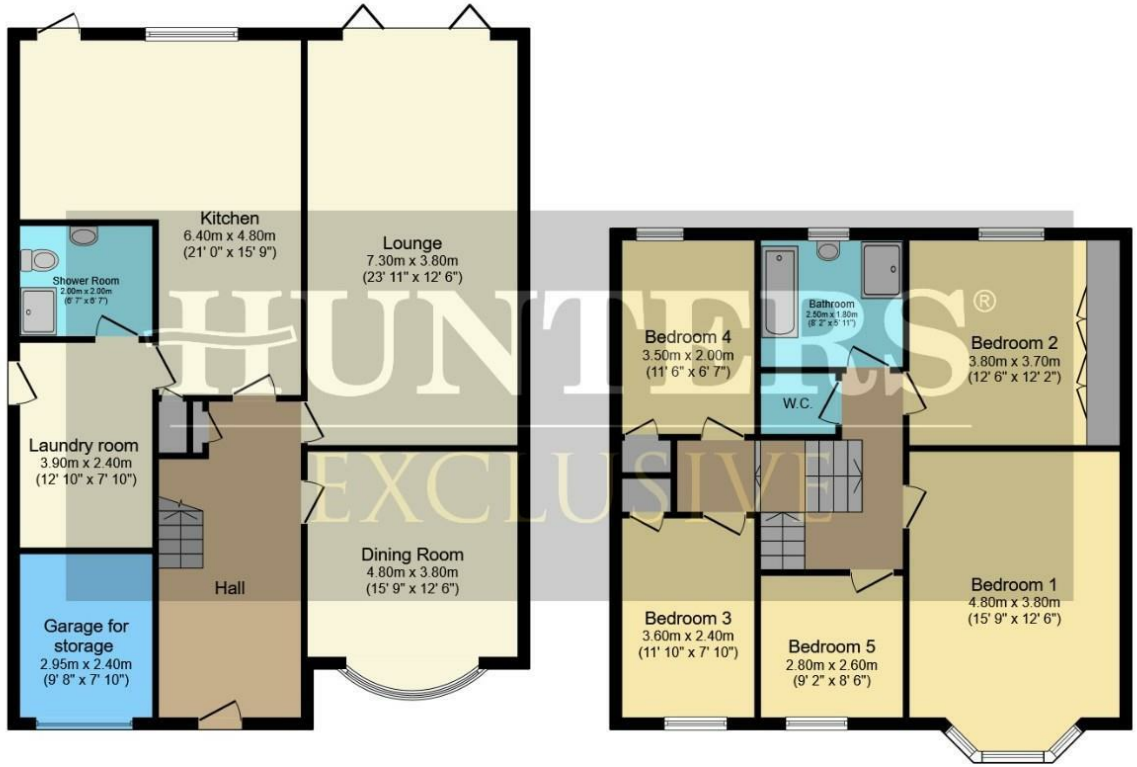
ANTI-MONEY LAUNDERING

Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48.00 incl. VAT per property, payable in advance via our onboarding system

AGENT NOTE

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information, and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this, or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

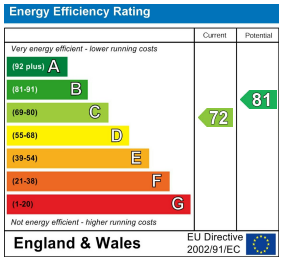


Ground Floor

First Floor

Total floor area 184.6 sq.m. (1,988 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Solihull - 0121 709 0111 https://www.hunters.com

HUNTERS®
EXCLUSIVE


HUNTERS®
EXCLUSIVE