



smarthomes

Hardwick Road

Solihull, West Midlands, B92 7NJ

- A Well Maintained Semi Detached Property
- Two Double Bedrooms With Fitted Wardrobes
- Dining Kitchen
- Pleasant South Facing Rear Garden
- Garage To Rear

£250,000

EPC Rating - D

Current Council Tax Band - B





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing off road parking extending to canopy porch and obscure double glazed composite front door leading through to



Entrance Hallway

With ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation and part glazed door leading through to



Lounge to Front

12' 5" into bay x 11' 5" (3.8m x 3.5m) With double glazed bay window to front elevation, radiator, ceiling light point, wall lighting, coving to ceiling, electric log effect stove with attractive surround and part glazed double doors leading through to



Dining Kitchen to Rear

14' 5" x 11' 5" (4.4m x 3.5m) Being fitted with a range of wall, drawer and base units with wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob, inset electric oven, space and plumbing for washing machine, space for fridge freezer, wall mounted Vaillant boiler, useful under-stairs storage area, radiator, two ceiling light points, coving to ceiling, double glazed windows to side and rear elevations and double glazed French doors leading out to the South facing rear garden



Accommodation on the First Floor

Landing

With ceiling light point, loft access, obscure double glazed window to side and doors leading off to

Bedroom One to Front

13' 1" x 10' 9" (4.0m x 3.3m) With two double glazed windows to front elevation, radiator, ceiling light point and a range of fitted furniture

Bedroom Two to Rear

10' 9" x 8' 2" (3.3m x 2.5m) With double glazed window to rear elevation, radiator, ceiling light point and a range of fitted furniture

Family Bathroom to Rear

7' 10" x 5' 6" (2.4m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, ladder style radiator, spot lights to ceiling and useful airing cupboard



Pleasant South Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, fencing to boundaries, shrub borders, mature trees and bushes, side gate access and garage to rear

Garage to Rear

17' 8" x 16' 0" (5.4m x 4.9m) Being accessed via rear service road with metal up and over garage door, two UPVC double glazed windows overlooking the rear garden, aluminium door to garden and ceiling light points

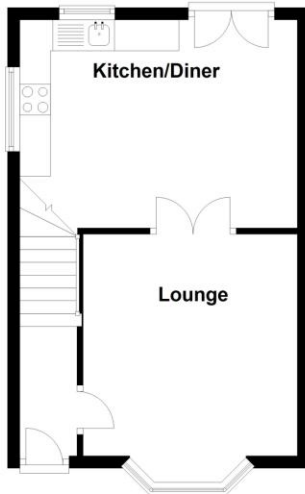


Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – B.

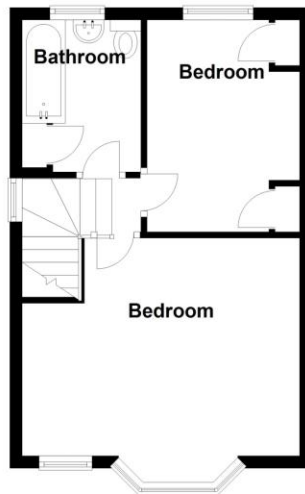
Ground Floor

Approx. 32.2 sq. metres (346.7 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.9 sq. feet)



Total area: approx. 64.4 sq. metres (693.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.