



smarthomes

## Hardwick Road

Solihull, West Midlands, B92 7NJ

- A Well Presented End Terrace Property
- Two Bedrooms
- Lounge Diner
- Good Size South Facing Rear Garden

**£285,000**

EPC Rating 65

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 well manicured fore garden with stone chipping driveway providing off road parking extending to garage doors and UPVC double glazed double doors leading into



### Enclosed Porch

With double glazed windows and glazed door leading through to

### Entrance Hallway

With ceiling light point, wood effect flooring, radiator, stairs leading to the first floor accommodation and door leading through to

### Lounge Diner to Front

23' 0" x 12' 3" (7.01m x 3.73m) With double glazed bay window to front elevation, two ceiling light points, coving to ceiling, two radiators, wood effect flooring, feature log burner with wooden mantle, door to useful under-stairs storage and slate hearth and part glazed double doors leading through to



### Kitchen to Rear

13' 5" x 6' 7" (4.09m x 2.01m) Being fitted with a range of base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, four ring gas hob, inset electric oven, radiator, ceiling light point, wood effect herringbone flooring, two double glazed windows to rear and archway to lobby hallway providing storage extending to door leading into garage



### Accommodation on the First Floor

#### Landing

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

#### Bedroom One to Front

15' 0" x 10' 10" (4.57m x 3.3m) With double glazed window to front elevation, radiator and ceiling light point



#### Bedroom Two to Rear

9' 10" x 8' 10" (3m x 2.69m) With double glazed window to rear elevation, radiator and ceiling light point



### Family Shower Room to Rear

5' 10" x 6' 4" (1.78m x 1.93m) Being fitted with a three piece white suite comprising of; shower cubicle with electric shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas and floor, obscure double glazed window to rear, radiator, extractor and ceiling light point

### South Facing Rear Garden

Being mainly laid to lawn with stone chipping patio, paved pathway, fencing to boundaries, timber out-buildings and shaped borders with a variety of mature shrubs, trees and bushes

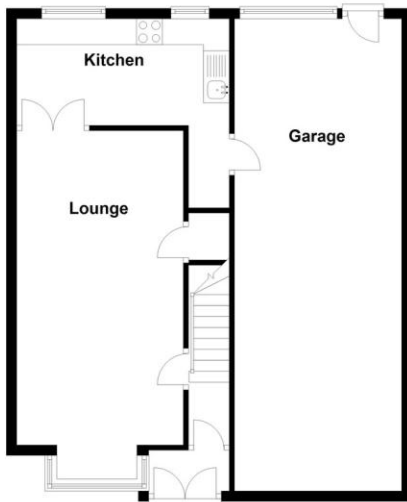
### Garage

24' 4" x 10' 0" (7.42m x 3.05m) With wooden garage doors to driveway, power, lighting, wall mounted boiler, space and plumbing for washing machine and tumble dryer, double glazed window to rear and double glazed door leading out to the rear garden. The property also has rear vehicle access and benefits from an extra parking space to rear.

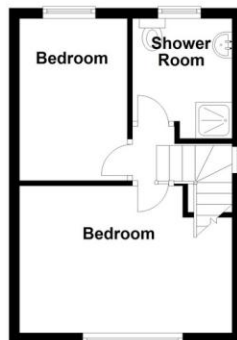
### Tenure

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



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.