



smarthomes

## Hardwick Road

Solihull, West Midlands, B92 7NJ

- A Well Presented Mid Terrace Property
- Three Good Size Bedrooms
- Breakfast Kitchen
- Pleasant Rear Garden

**£250,000**

EPC Rating 60

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 stone chipping driveway providing off road parking extending to gated shared side passage to rear garden and UPVC obscure double glazed door leading through to



### Entrance Hallway

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

### Lounge to Front

11' 10" x 12' 11" (3.61m x 3.94m) With double glazed bay window to front elevation, radiator, wood effect flooring, ceiling light point, feature fireplace and door leading into



### Breakfast Kitchen to Rear

15' 0" x 9' 8" (4.57m x 2.95m) Being fitted with a modern range of high gloss wall, drawer and base units incorporating wine rack with complementary wood block work surfaces and matching upstands, ceramic sink and drainer unit with mixer tap, tiling to splashback areas, ceramic hob with extractor canopy over, inset electric oven, integrated washing machine, fridge and freezer, cupboard housing Baxi boiler, radiator, under-stairs larder storage cupboard, wood effect flooring, two ceiling light points, double glazed window to rear and UPVC double glazed French doors leading out to the rear garden



### Accommodation on the First Floor

#### Landing

With ceiling light point, loft hatch and doors leading off to

#### Bedroom One to Front

9' 0" x 10' 9" (2.74m x 3.28m) With double glazed window to front elevation, radiator and ceiling light point



#### Bedroom Two to Rear

9' 9" x 8' 11" (2.97m x 2.72m) With double glazed window to rear elevation, radiator and ceiling light point



### Bedroom Three to Rear

9' 6" x 10' 0" (2.9m x 3.05m) With two double glazed windows to rear elevation, radiator and ceiling light point

### Family Bathroom to Front

5' 10" x 7' 6" max (1.78m x 2.29m) Being fitted with a three piece white suite comprising; panelled corner bath with thermostatic shower over, low flush WC and vanity wash hand basin, with tiling to water prone areas, obscure double glazed window to front, ladder style radiator and ceiling light point

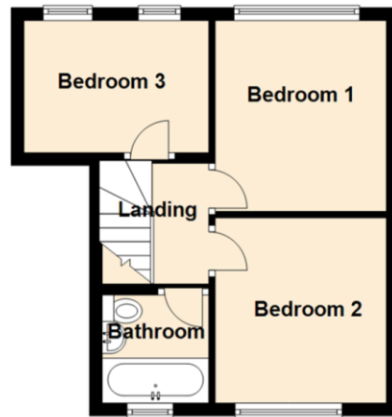
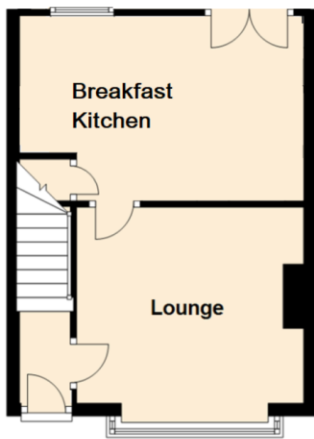


### Rear Garden

Being mainly laid to lawn with decked terrace and fencing to boundaries

### Tenure

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	80	
(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.