



61 Hardwick Road

Solihull, B92 7NJ

Asking Price of £185,000



A THREE BEDROOM MID TERRACE RESIDENCE SITUATED IN A POPULAR LOCATION.

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.



A three bedroom mid terrace residence situated in a popular location. The property benefits from having gas central heating and double glazing. The accommodation briefly comprises; entrance porch, entrance hall, lounge, dining kitchen, conservatory, first floor landing, three bedrooms, bathroom/wc, off road parking and enclosed rear garden. No Upward Chain.





- Mid Terrace Residence
- Three Bedrooms
- Spacious Lounge
- Breakfast Kitchen
- Off Road Parking
- Enclosed Rear Garden
- Conservatory

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM 11' 9" x 13' 1" max 10' 7" min (3.58m x 3.99m)

BREAKFAST KITCHEN 13' 6" x 9' 7" (4.11m x 2.92m)

WALK-IN PANTRY

CONSERVATORY 14' 10" x 6' 8" (4.52m x 2.03m)

FIRST FLOOR LANDING

BEDROOM ONE 10' 7" x 8' 10" max (3.23m x 2.69m)

BEDROOM TWO 9' 10" x 8' 8" (3m x 2.64m)

BEDROOM THREE 9' 6" x 6' 8" (2.9m x 2.03m)

BATHROOM/ WC

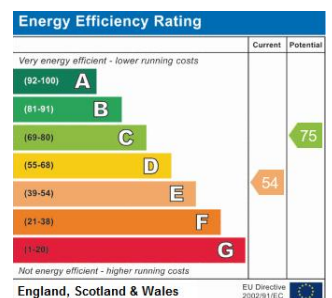
LARGE DRIVEWAY

ENCLOSED REAR GARDEN



TENURE:

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



IMPORTANT INFORMATION

These particulars have been prepared in good faith and are believed to be correct though their accuracy is not guaranteed. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Ruxton has not carried out a detailed survey, nor tested any services, appliances or specific fittings. Purchasers must satisfy themselves by inspection or otherwise. All dimensions, areas and distances are approximate. Room sizes should not be relied upon for carpets and furnishings.