



smarthomes

Hardwick Road

Solihull, West Midlands, B92 7NJ

- A Well Presented & Heavily Extended Family Home
- Four Double Bedrooms
- Modern Breakfast Kitchen
- Studio/Ground Floor Bedroom Four

£400,000

EPC Rating TBC

Current Council Tax Band C





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 and gravel driveway providing generous off road parking extending to double doors to studio, exterior lighting and UPVC front door leading through to

Enclosed Porch

With double glazed windows, tiled flooring, wall lighting and obscure glazed wooden door leading through to



Entrance Hallway

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

Lounge Diner to Front

22' 7" x 11' 9" (6.9m x 3.6m) With double glazed bay window to front elevation, radiator, picture rail, two ceiling light points, coving to ceiling, feature gas fireplace with tiled hearth and decorative surround, useful under-stairs storage cupboard and double glazed sliding patio doors leading through to

Family Room/Snug to Rear

10' 2" x 6' 2" (3.1m x 1.9m) With double glazed window to rear, double glazed French doors leading out to the rear garden, feature radiator, wood effect flooring, spot lights to ceiling and double doors leading into

Ground Floor Shower Room to Rear

Being fitted with a three piece white suite comprising of; corner shower cubicle with thermostatic shower, low flush corner WC and pedestal wash hand basin with complementary tiling to walls and floor, LED mirror, obscure double glazed window to rear, ladder style radiator, extractor and spot lights to ceiling

Breakfast Kitchen to Rear

12' 5" x 11' 5" (3.8m x 3.5m) Being fitted with a range of high gloss, handle-less wall, drawer and base units with complementary Quartz work surfaces and matching upstands, inset sink with mixer tap, tiling to splashback areas, five ring gas hob with extractor canopy over, inset double gas oven and electric grill, space and plumbing for washing machine, breakfast bar seating area, vertical radiator, spot lights to ceiling, slate tiled flooring, double glazed window to rear and door leading into

Studio/Ground Floor Bedroom Four to Front

11' 9" x 7' 10" (3.6m x 2.4m) With spot lights to ceiling, wall lighting, wood effect flooring, built-in cupboards, part glazed double doors to lobby area which has double garage doors to driveway and cupboard housing Vaillant boiler

Accommodation on the First Floor

Landing

With ceiling light point, loft access, dado rail, double width storage cupboard and doors leading off to

Bedroom One to Front

14' 9" x 8' 2" (4.5m x 2.5m) With double glazed window to front elevation, two vertical radiators, two ceiling light points and door leading into





En-Suite Shower Room to Rear

Being fitted with a three piece white suite comprising of; over-sized walk-in shower with thermostatic shower, low flush WC and pedestal wash hand basin with complementary tiling to walls and floor, double glazed window to rear, feature radiator, extractor and ceiling light point

Bedroom Two to Front

8' 10" x 8' 6" (2.7m x 2.6m) With double glazed window to front elevation, radiator, ceiling light point and fitted storage

Bedroom Three to Rear

9' 6" x 8' 10" (2.9m x 2.7m) With double glazed window to rear elevation, radiator and ceiling light point



Family Bathroom to Rear

6' 2" x 5' 6" (1.9m x 1.7m) Being fitted with a three piece white suite comprising; Jacuzzi style panelled bath with centralised mixer tap, electric shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to walls and floor, obscure double glazed window to rear, feature radiator, LED mirror and ceiling light point

Good Size Rear Garden

Being mainly laid to lawn with paved patio, timber Summer house, external power points and lighting, cold water tap, fencing to boundaries and a variety of mature shrubs, trees and bushes

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 Nigel Hodges. Current council tax band - C

