



smarthomes

Hardwick Road

Solihull, West Midlands, B92 7NJ

- A Semi-Detached Property Requiring Refurbishment Throughout
- Two Double Bedrooms
- Two Reception Rooms
- No Upward Chain

Offers Over

£200,000

EPC Rating - 57

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 behind a fore garden with low level fencing to one side and a shared paved footpath leading to a wooden front door leading into



Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to

Reception Room One to Front

13' 4" x 12' (4.06m x 3.66m) With double glazed bay window to front elevation, wall mounted radiator, ceiling light point, tiled fireplace and door to



Reception Room Two to Rear

11' 7" x 9' 10" (3.53m x 3m) With window to rear, radiator, ceiling light point, tiled fireplace and door to

Kitchen

11' x 4' 5" (3.35m x 1.35m) With fitted wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Space for freestanding electric cooker, tiling to splash back areas, ceiling light point, under stairs storage cupboard, obscure double glazed window to the side aspect and obscure glazed door to



Lean To

13' x 7' 1" (3.96m x 2.16m) With a glazed roof, windows to rear elevation, wood door leading to rear garden, door to coal shed and space and plumbing for washing machine



Landing

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

Bedroom One to Front

14' x 11' (4.27m x 3.35m) With a bay window to front elevation, tiled fire surround, radiator, ceiling light point and storage cupboard with wall mounted gas central heating boiler

Bedroom Two to Rear

11' x 8' 3" (3.35m x 2.51m) With double glazed window to rear elevation, tiled fire surround and ceiling light point

Shower Room to Rear

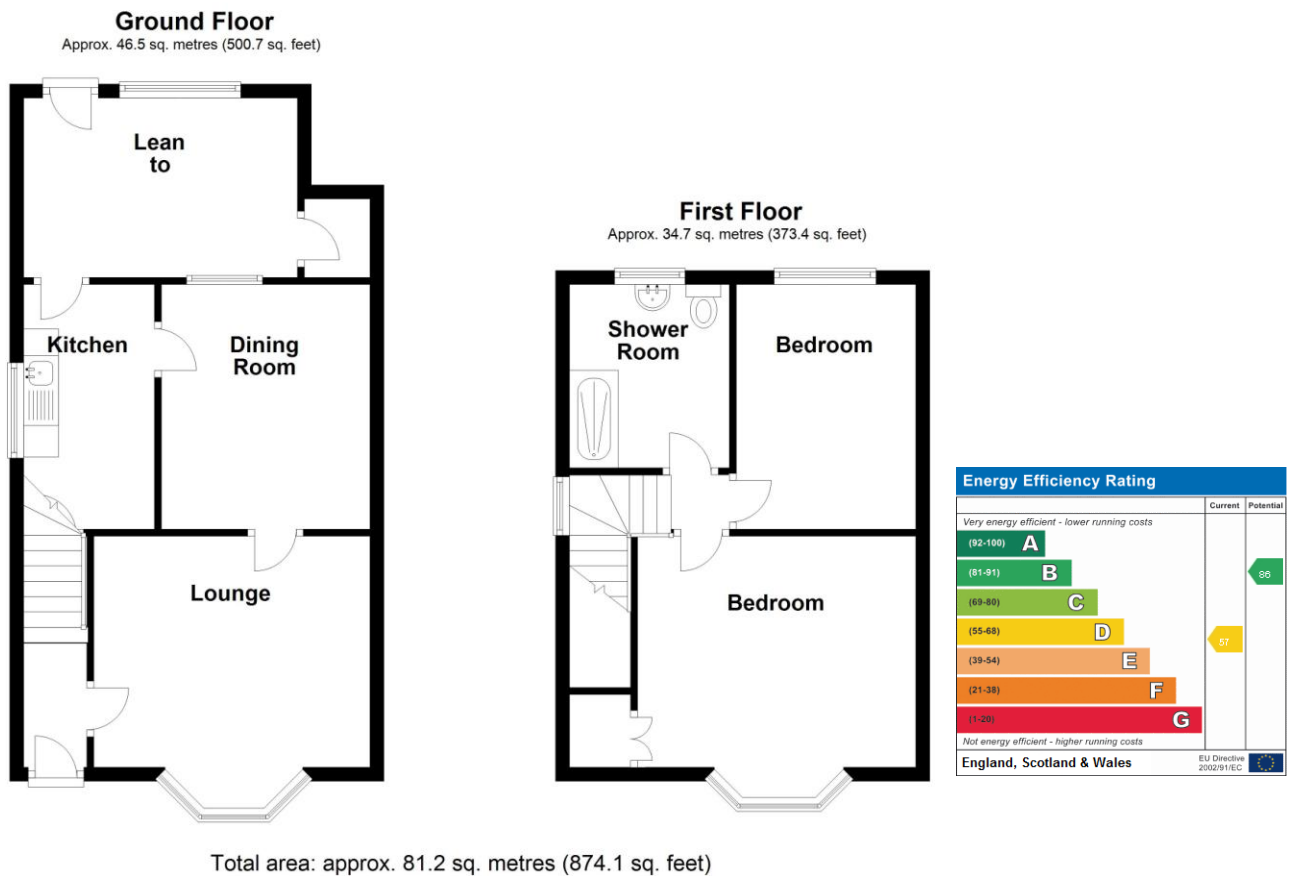
Being fitted with a suite comprising of a large walk in shower, pedestal wash hand basin and a low flush W.C. Heater, tiling to splash prone areas, ceiling light point and an obscure window to the rear elevation

South Facing Rear Garden

Being mainly laid to lawn with hedging and panelled fencing to boundaries and access to a rear garage via a shared rear service road

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



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