

Hardwick Road,



Offers Over £260,000

Hardwick Road,

- Semi-Detached
- 3 Bedrooms
- Gas Central Heating
- Good Condition
- Reception Room
- Garden
- Double Glazed
- Ideal Family Home

Tenure: Freehold
Council Tax Band: D

Nestled on the charming Hardwick Road in Solihull, this delightful semi-detached house offers a wonderful opportunity for families and first-time buyers alike. With a generous living space of 754 square feet, the property features three well-proportioned bedrooms, making it ideal for those seeking comfort and practicality.

The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The layout of the home is thoughtfully designed, ensuring that every corner is utilised effectively. The bathroom is conveniently located, catering to the needs of the household.

Built between 1930 and 1939, this house boasts character and charm, reflecting the architectural style of its era while offering modern living conveniences. The location is particularly appealing, situated in a friendly neighbourhood that is well-connected to local amenities, schools, and parks, making it an excellent choice for families.

This property presents a fantastic opportunity to create a lovely home in a sought-after area. With its combination of space, location, and potential, it is a must-see for anyone looking to settle in Solihull. Don't miss the chance to make this charming house your new home.

Directions

Reception

3.43m x 3.19m (11'3" x 10'6")

Double glazed bay windows to front, carpet flooring, chimney breast, fireplace, wall mounted radiator, ceiling lights, skirting

Kitchen/Dining Room

3.35m x 5.02m (11'0" x 16'6")

Double glazed window to rear, double glazed door to rear, laminate flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, extractor fan

Bedroom 1

3.36m x 3.22m (11'0" x 10'7")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 2

3.47m x 3.20m (11'5" x 10'6")

Double glazed bay window to front, wood flooring, wall mounted radiator, skirting, ceiling light, fitted wardrobe

Bedroom 3

2.16m x 1.72m (7'1" x 5'8")

Double glazed window to front, laminate flooring, wall mounted radiator, skirting, ceiling light

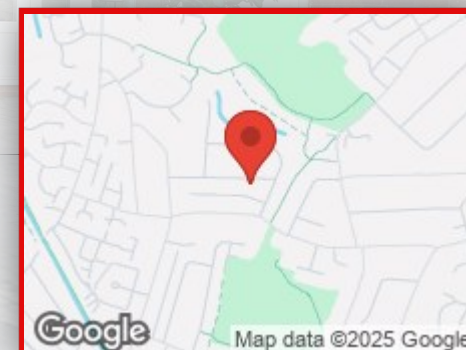
Bathroom

2.28m x 1.69m (7'6" x 5'7")

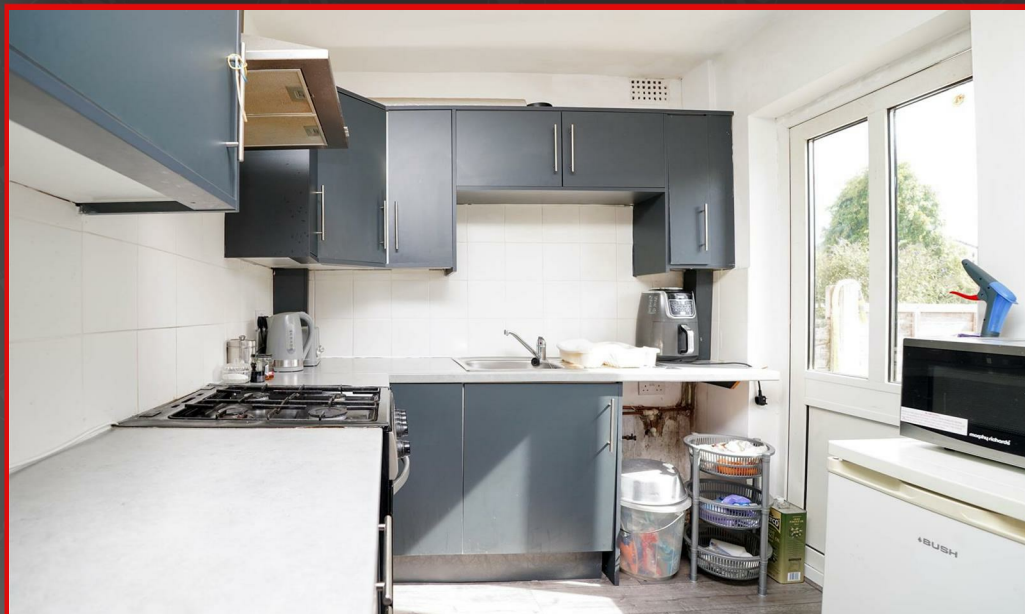
Privacy double glazed window to rear, Lino flooring, wall tiles, shower unit over bath, wash basin with mixer tap, toilet, wall mounted radiator, heated towel rail

Garden

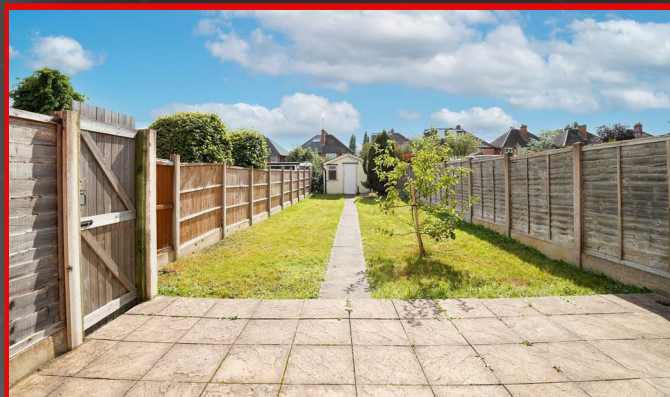
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, out building



Hardwick Road,



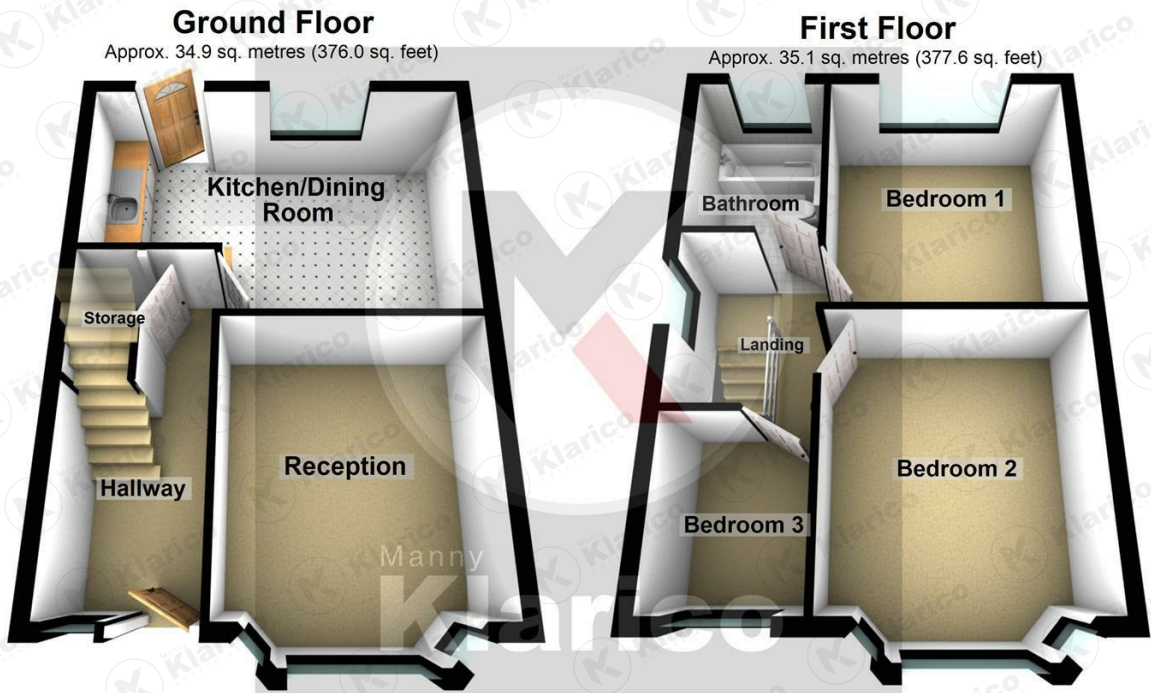
Hardwick Road,



Hardwick Road,



Manny
Klarico
ESTATE AGENTS



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC 	

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