

THE CEDARS 41 HARDWICK ROAD
SUTTON COLDFIELD
B74 3DH


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This generously sized five-bedroom family home, situated in a sought-after location.

ACCOMMODATION

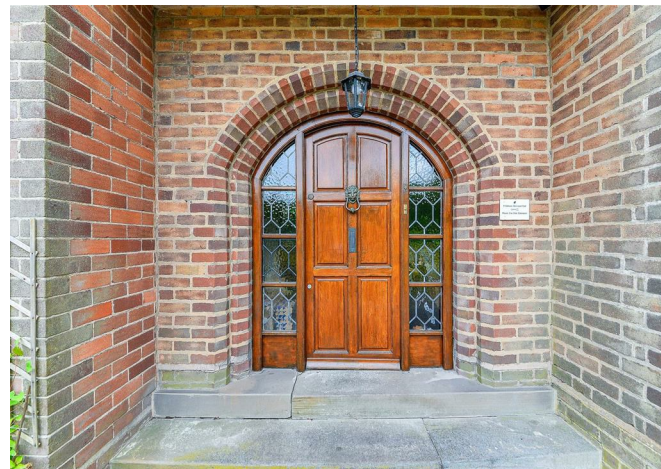
Ground floor: porch, reception hall, WC, drawing room, sitting room, dining room, conservatory, kitchen, utility rooms, store, games room.

First floor: Principal bedroom with balcony and en-suite, four further bedrooms, family bathroom and WC

Gardens and Grounds: Integral garage, outbuilding/additional detached garage, fore and rear gardens, gated driveway with ample space for parking.

Approximate gross internal floor area 4060.9 sq. Ft (377.3 sq. M)

EPC Rating: D



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

41 Hardwick Road is located in the much sought-after Little Aston area of Sutton Coldfield. It is situated near to Little Aston Golf Club and only a few minutes' walk away from Sutton Park; one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

Little Aston is well placed for access to regional centres and the motorway network. Birmingham is only 10 miles distant and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42. Day to day amenities can be found in Streetly village with a local supermarket and a selection of restaurants.

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Distances

Sutton Coldfield town centre 2.9 miles
Birmingham City Centre 11.8 miles
Birmingham International/NEC 14.6 miles
Lichfield 7.7 miles
M6 (J7) 4.5 miles
M6 Toll (T3) 6.9 miles
(Distances are approximate)

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Description of Property

As you enter the property through the porch, you are welcomed into a large impressive reception hall which sets the scene for the rest of the accommodation.

To the right of the reception hall is the spacious dual aspect drawing room. A large fireplace is the focal point of the room, flanked by charming round windows. French doors allow access to the garden.

The dining room provides space for more formal dining, with doors leading through to the conservatory, ideal for receiving

and entertaining guests. The conservatory is flooded with light and enjoys views of the garden. The sitting room boasts character with a bay window seat, exposed beams and feature fireplace. The extensive rear garden is also accessible via the conservatory.

The kitchen with front aspect boasts a range of wall and base units with an island in the centre, providing additional storage as well as space for informal dining. Beyond the kitchen are the utility rooms with ample storage, additional sink and space for white goods.

The integral garage can be accessed via the utility room and leads into a games room that also features doors to the rear garden.

The first-floor accommodation is accessed via a grand staircase, with a large stained-glass window flooding the landing with natural light. The spacious master bedroom enjoys the use of a private balcony overlooking the gardens, as well as an en-suite with corner bath and separate shower. There are four further generously sized bedrooms with use of a family bathroom with separate WC. Bedroom five is generously sized with dual aspect, and is currently used as home office space.

Gardens and Grounds

Approached via a gated entrance, the driveway provides ample space for parking. The fore gardens boast mature shrubs and trees creating privacy.

As an addition, this property holds the fantastic position of having a second gated entry which is on the exclusive and private Streetly Wood.

The extensive rear gardens are mainly laid to lawn, with patio areas, perfect for al-fresco dining, and boast an array of mature trees and plants. An outdoor swimming pool is situated in the centre, a fantastic feature to enjoy in the warmer months.

Solar panels have been afforded to the south facing roof of the property. With each panel rated at 330w the installation is capable of generating around 9.0kw of electrical power in full sun.

Services

We understand that mains water, drainage, electricity, and gas are connected.

Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.





Directions

From the office at 8 High Street follow the A5127 towards Lichfield Road. At the roundabout, take the second exit onto Four Oaks Road. At the next junction take a slight left onto Streetly Lane. At the roundabout, take the second exit onto Hardwick Road and the property will be on your left.

Terms

Tenure: Freehold

Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Disclaimer

Important notice

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and cannot be inferred that any item shown is included in the sale.

Photographs taken July 2022
Particulars prepared July 2022

EPC Rating

EPC Rating: D

Broadband Average speed in area

Broadband Average speed in area : 1130 Mbps



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

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