



82 Hardwick Road

Streetly, Sutton Coldfield, B74 3DL



MARK BENTLEY  
ESTATE AGENT



# 82 Hardwick Road

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*A most impressive and attractive thoughtfully extended and enhanced 4 double bedroom 2 bathroom freehold detached home with 4 reception rooms, games room, well fitted kitchen, utility, guest cloakroom, garage and parking space for 4 cars. All set in just under a third of an acre.*

**82 Hardwick Road, Streetly** has been a happy family home for the current owners for over 30 years during which time they have thoughtfully and lovingly extended and enhanced the property to create a gorgeous home which has numerous attractive features and plenty of space for everyone.

Set on this well established and very popular road within walking distance of local shops, the popular Hardwick Arms Pub, bus services and only half a mile (10 minute walk) from the prestigious Streetly Village with its restaurants, independent shops, coffee shop and bistro and a gate to Sutton Park.

There are several nursery and primary schools within easy reach and for secondary schools there is Streetly Academy, St Francis of Assisi Catholic College as well as Sutton Girls, Bishop Vesey and Queens Mary Grammar Schools.

For the driving commuter there is easy access onto main roads leading into Birmingham City Centre and to the M6 and M6 Toll.

**82 Hardwick Road** sits back from the road behind boundary hedging, a fern tree and a block paved drive providing parking space for at least 4 cars.

The gas centrally heated and double glazed accommodation comprises:





## Ground Floor

Enclosed Porch Entrance Double entrance doors, windows to the front, meter cupboard and main entrance door to:

Reception Hall Radiator, window facing front, understairs cloaks cupboard, doors to Lounge, Dining Room and Kitchen and stairs to the first floor.

Lounge Feature stone fireplace with ornate wood fire surround, two feature stained glass window facing side, two radiators, leaded light style bay window facing front and door to Kitchen.

Dining Room Feature fireplace ornate fire surround, log burner set on quarry tiled hearth, plate rail, two radiators, leaded light style bay window facing front and two windows and glazed central door to:

Family Room Sky Light, radiator, door to the kitchen and open access to:

Sitting Room Radiator, large skylight, wide window with sliding door overlooking the patio and second wide window with sliding door to the lovely balcony overlooking the rear garden.

Well Fitted Kitchen Range of contemporary fitted units including base cupboard and drawers with fitted work surfaces over, central island with cupboards under, double doors wall storage cupboards, space for fridge freezer, Stoves gas range/oven, radiator, Velux window, bay window overlooking the patio and garden, glazed door to the patio and door to:

Utility Room Fitted work surface, space and plumbing for washing machine, Vaillant gas fired central heating boiler, Double doored storage cupboard, window overlooking the patio and door to:

Guest Cloakroom WC, white enamel sink set on vanity top with cupboard under, heated towel rail and window facing rear.





## **Lower Ground Floor**

**Games Room (or Home Office)** Two radiators, large windows overlooking the patio and double doors to the garden (there is potential access to the Games Room from the Sitting Room above).

## **First Floor**

**Landing** Two radiators, leaded light style window facing front and doors to the four double bedrooms and family bathroom.

**Bedroom 1** A very large principal bedroom with an excellent range of fitted wardrobes, two radiators and windows overlooking the patio and the rear garden.

**Bedroom 2** A double bedroom with radiator, two windows overlooking the rear garden and door to:

**En-Suite Shower Room** Shower cubicle, wash basin with drawers under, heated towel rail and WC.

**Bedroom 3** A double bedroom with radiator, leaded light style window facing front and door to:

**Playroom/Dressing Room or Nursery** with two Velux windows.

**Bedroom 4** Radiator and leaded light style window facing front.

**Family Bathroom** Jacuzzi bath set in tiled surround, twin wash basins, WC, shower cubicle, shelving for toiletries, heated towel rail, and window overlooking the rear garden.

## **Outside**

**Garage** Double entrance doors.

**Most Attractive & Large Rear Garden** Large paved patio with wrought iron balustrades, lawn inset with further paved patio. Area, steps down to dell with garden pond and gravelled garden area, further rear garden with lawn, large

summer house, play area and boundary hedging and fencing. There are woodlands to the rear.

## **General Information**

**Tenure:** Freehold

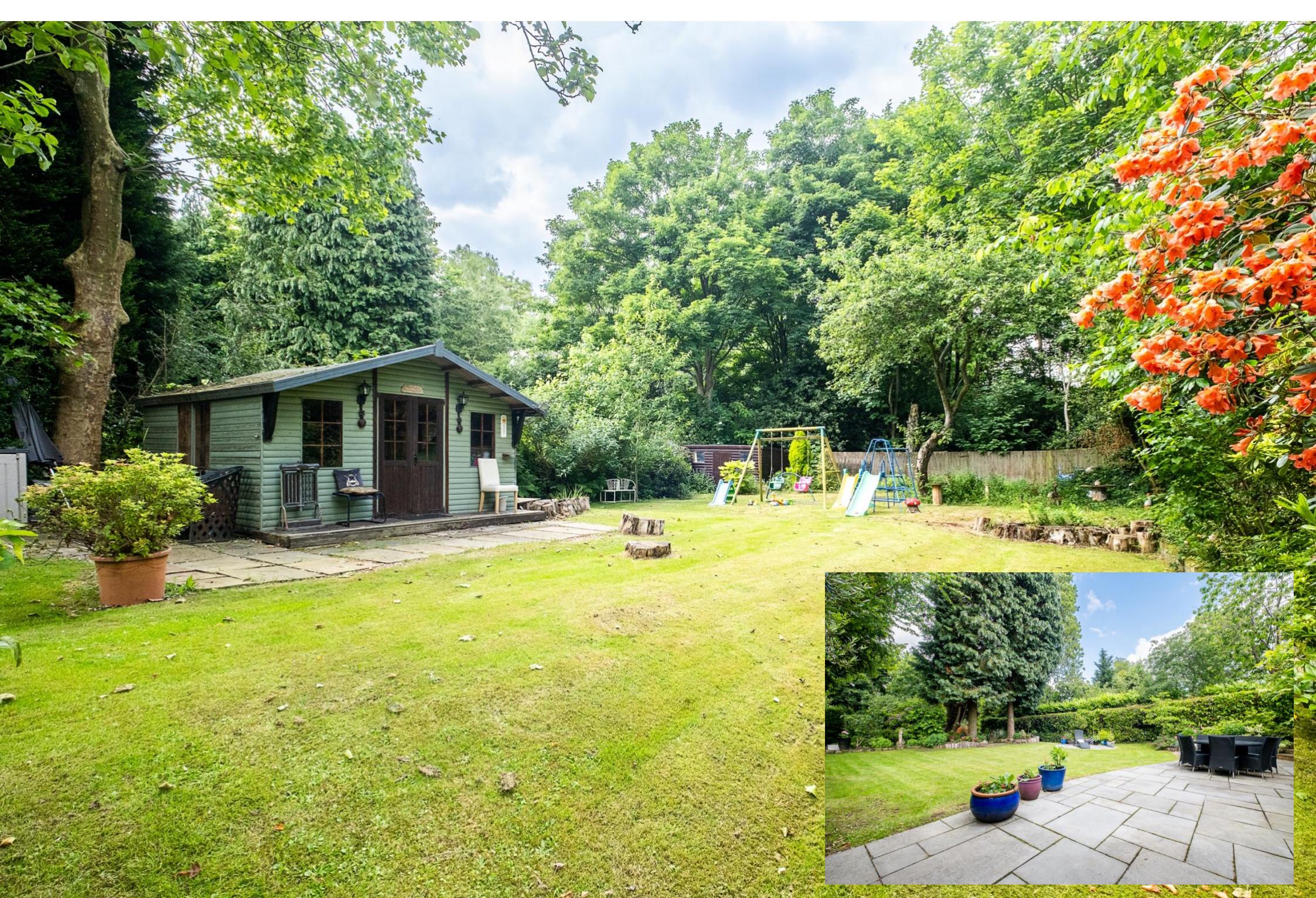
**Council Tax** F

**Services** All main services are connected.

**Broadband** Fast broadband is available from various suppliers.

**To view** Call 07768 035065 or 0121 353 6212 or email: [mark.bentley@exp.uk.com](mailto:mark.bentley@exp.uk.com)

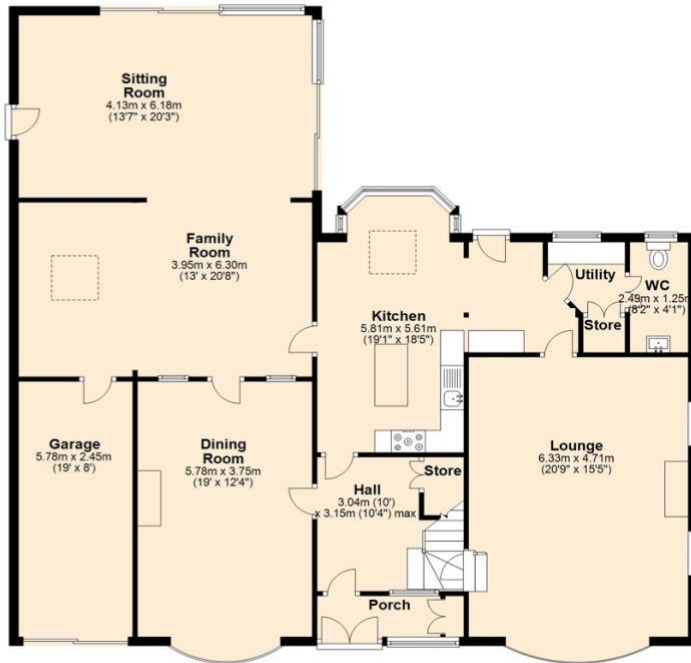




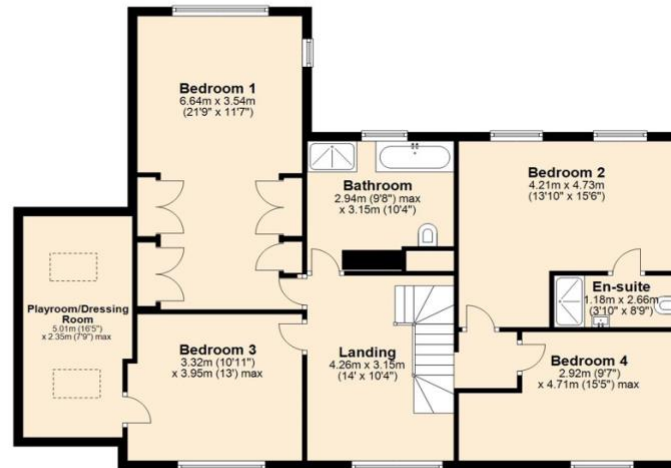
**Basement**  
Approx. 25.5 sq. metres (274.1 sq. feet)



**Ground Floor**  
Approx. 162.5 sq. metres (1748.6 sq. feet)



**First Floor**  
Approx. 107.2 sq. metres (1153.8 sq. feet)



Total area: approx. 295.1 sq. metres (3176.5 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Mark Bentley for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.