

Hardwick Road,



Offers Over £260,000

Hardwick Road,

- Semi-Detached
- 2 Bedrooms
- Off-Road Parking
- Ideal for First Time Buyers
- Reception Room
- Locked Garage
- Garden
- Ideal Family Home

Tenure: Freehold
Council Tax Band: B

Nestled on the charming Hardwick Road in Solihull, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built between 1930 and 1939, the property has been meticulously maintained and is presented in great condition, making it an ideal choice for first-time buyers or those looking to downsize.

Spanning an impressive 634 square feet, the home features two generously sized bedrooms, providing ample space for relaxation and rest. The well-appointed reception room serves as a welcoming area for entertaining guests or enjoying quiet evenings at home. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

The property boasts a modern bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this home is the parking provision, accommodating up to three vehicles, which is a rare find in this desirable area.

Situated in a good location, residents will benefit from easy access to local amenities, schools, and transport links, making it a practical choice for families and commuters alike. The surrounding neighbourhood is known for its friendly community and green spaces, perfect for leisurely strolls or outdoor activities.

In summary, this semi-detached house on Hardwick Road is a wonderful opportunity to own a well-maintained property in a sought-after location. With spacious rooms and excellent parking facilities, it is sure to appeal to a variety of buyers looking for their next home.

Reception Room

3.90m x 3.63m (12'10" x 11'11")

Double glazed bay windows to front, laminate flooring, wall mounted radiator, ceiling lights, skirting

Kitchen/Diner

2.32m x 4.61m (7'7" x 15'1")

Double glazed windows to rear and side, door to rear, laminate flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, plumbing for white goods

Bedroom 1

3.27m x 4.60m (10'9" x 15'1")

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

Bedroom 2

2.95m x 2.71m (9'8" x 8'11")

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

Bathroom

2.09m x 1.75m (6'10" x 5'9")

Privacy double glazed window to side, tile flooring, wall tiles, shower unit, wash basin with mixer tap, toilet, extractor fan, heated towel rail

Garage

3.05 x 5.73 (10'0" x 18'9")

Garage door, concrete flooring, door to garden, window to side

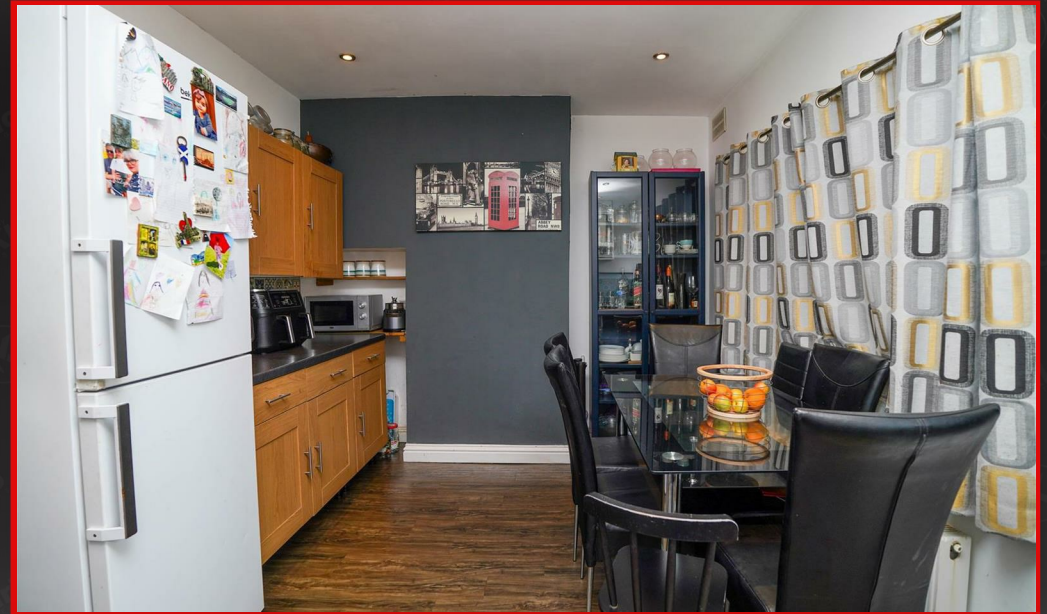
Garden

Spacious garden, garden slabs, privacy from rear, fence panels to boundaries, laid lawn, hedge shrubs

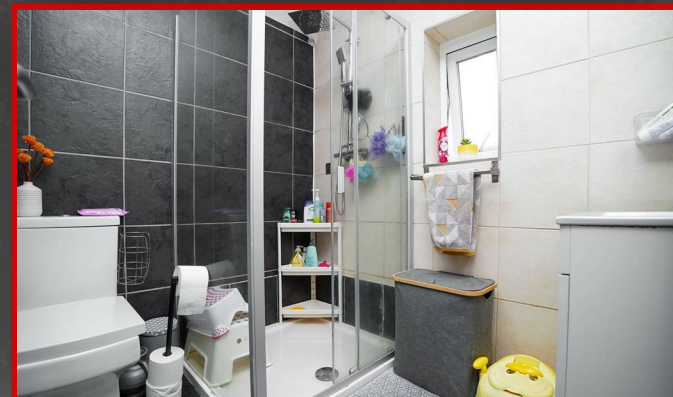
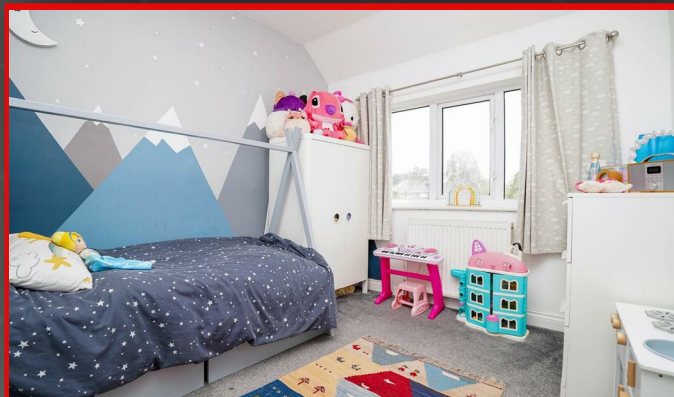
Directions



Hardwick Road,



Hardwick Road,



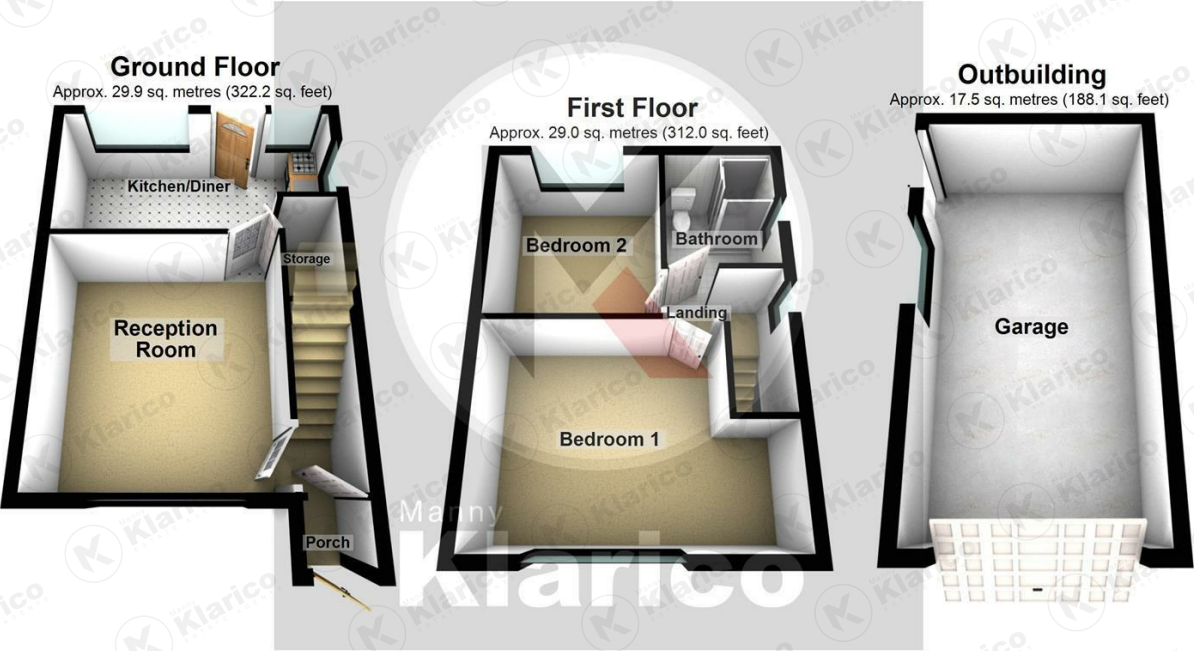
Hardwick Road,



Hardwick Road,



Manny
Klarico
ESTATE AGENTS



Total area: approx. 76.4 sq. metres (822.3 sq. feet)

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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

332 Hob Moats Road
Birmingham
B92 8JT

0121 750 0390
www.mannyklarico.co.uk

