



Little Hardwick Road,
Streetly, WS9 0SF

Offers in the Region Of £575,000

This spacious traditional detached bungalow occupies a wonderful semi-rural location enjoying outstanding rural views to front and rear. Located on the Aldridge and Streetly Border this property is exceptionally convenient for Streetly and Sutton Coldfield amenities as well as Sutton Park. This freehold very competitively priced property benefits from gas central heating and double-glazing and stands behind a wide fore garden with an in and out driveway providing superb parking for several vehicles.

Enjoying the benefit of a south facing secluded rear garden, this bungalow, which must be viewed to be fully appreciated, briefly comprises, enclosed porch, cloaks cupboard housing valiant gas fired combination boiler, spacious hallway showcasing feature open tread spiral staircase leading to spacious loft room with radiators, three Velux windows enjoying magnificent views to front and large picture window overlooking the back garden. Door leading to guest cloakroom with W.C. and wash basin.

The ground floor inner hallway leads to three excellent double bedrooms with fitted wardrobes, and a refitted shower room with separate WC. There is a large lounge with feature stone fireplace and living flame gas fire, with an archway leading to a separate dining room with doorways to conservatory and further reception room/study.

A fitted kitchen with oven, fridge and dishwasher overlooks the rear garden and has a doorway opening onto the conservatory, with impressive UPVC featuring built in units, radiator, single door opening onto patio and French doors leading on to a private garden with shrub and hedge surround and large wooden summerhouse with front porch. Outside is a large carport and gated tradesman's access.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F.

Services Connected: Gas/electric/water/drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464 or via Streetly@paulcarrestateagents.co.uk



Porch

3' 11" x 2' 7" (1.20m x 0.79m)

Hallway

11' 5" x 8' 3" (3.48m x 2.51m)

Lounge

17' 11" x 12' 10" (5.46m x 3.92m)

Dining Room

18' 8" x 6' 11" (5.70m x 2.11m)

Study/Games Room

18' 4" x 8' 9" (5.59m x 2.66m)

Kitchen

11' 1" x 10' 4" (3.38m x 3.15m)

Conservatory

20' 9" x 14' 1" (6.32m x 4.28m)

Bedroom One

11' 8" x 9' 11" (3.55m x 3.02m)

Bedroom Two

10' 11" x 9' 11" (3.33m x 3.01m)

Bedroom Three

10' 10" x 9' 11" (3.31m x 3.01m)

Shower Room

10' 10" x 6' 8" (3.29m x 2.04m)

Downstairs W.C.

5' 8" x 2' 11" (1.73m x 0.89m)

Loft Room

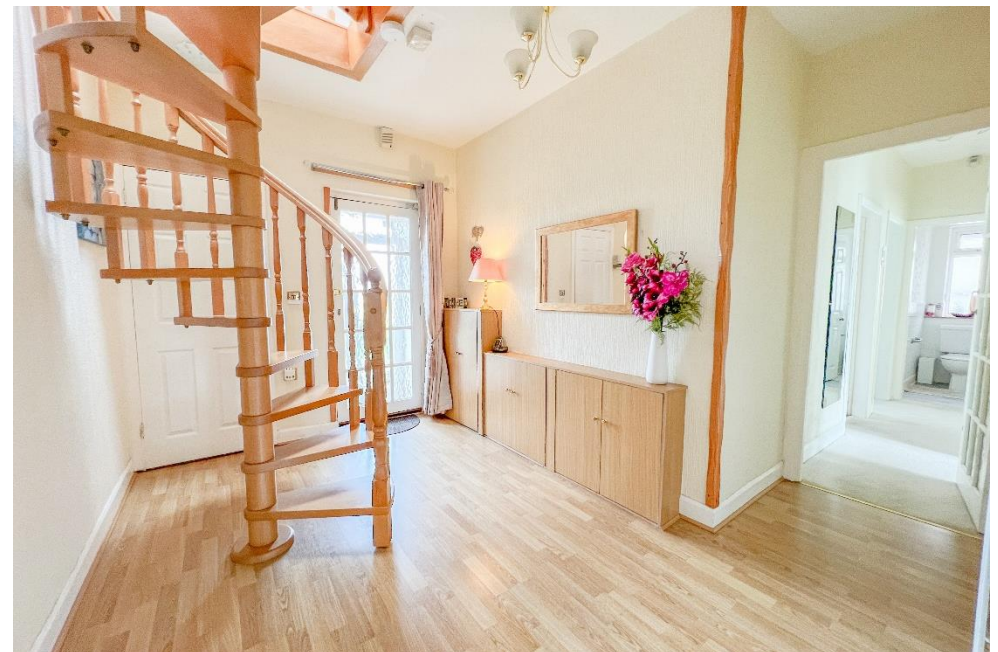
28' 3" x 11' 5" (8.61m x 3.48m)

W.C.

8' 7" x 4' 3" (2.61m x 1.29m)

Car Port

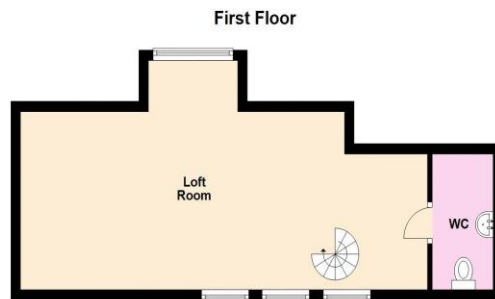
30' 10" x 9' 10" (9.40m x 2.99m)





Floor Plan

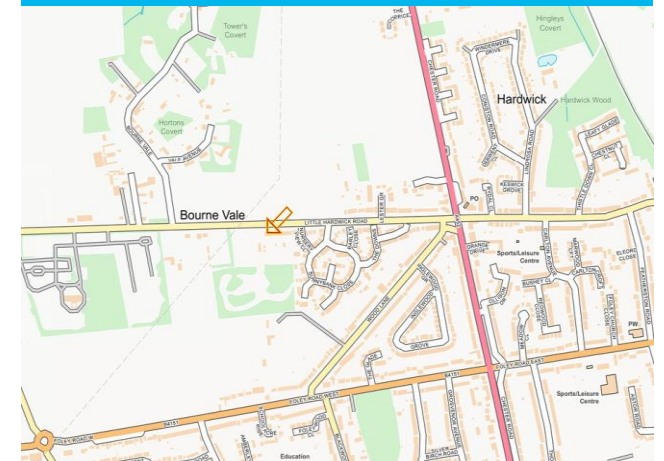
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location









Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: TBC