



Little Hardwick Road, Streetly/ Aldridge border,  
WS9 0SD

Offers in the Region Of £400,000

**\*\*\*A RARE OPPORTUNITY NOT TO BE MISSED\*\*\***

Paul Carr Estate Agents are delighted to bring to market this detached family home boasting bags of character, discreetly set back behind an impressive multi-vehicle driveway and benefiting from many distinguishing features.

This light and airy detached family home is conveniently located for local amenities with accommodation comprising a welcoming reception hallway which offers an impressive first impression and sets the tone for the rest of the property, a superb and generous dual aspect lounge, a formal dining room with views to rear, family kitchen/breakfast room , guest WC., and useful side entry/utility area.

The first floor accommodation offers, dual aspect master bedroom with fitted wardrobes, two further well proportioned bedrooms, and bathroom with separate W.C.

Outside the property is discreetly set back from the road behind a spacious multi-vehicle driveway, and garden to rear with decked patio area.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Walsall City Council.

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](mailto:Streetly@paulcarrestateagents.co.uk)



### **Ground Floor Accommodation**

Hallway

Kitchen/Breakfast Room 17' 3" x 9' 8"  
(5.25m x 2.94m)

Dual Aspect Lounge 19' 2" x 10' 9" (5.84m x 3.27m)

Dining Room 8' 9" x 12' 7" (2.66m x 3.83m)

W.C.

Utility Area/Side Entry 24' 2" x 6' 7" (7.36m x 2.01m)

### **First Floor Accommodation**

Landing

Dual Aspect Master Bedroom 17' 6" x 10' 8"  
(5.33m x 3.25m)

Bedroom Two 12' 0" x 9' 5"  
(3.65m x 2.87m)

Bedroom Three 14' 1" x 8' 2"  
(4.29m x 2.49m)

Bathroom

W.C.

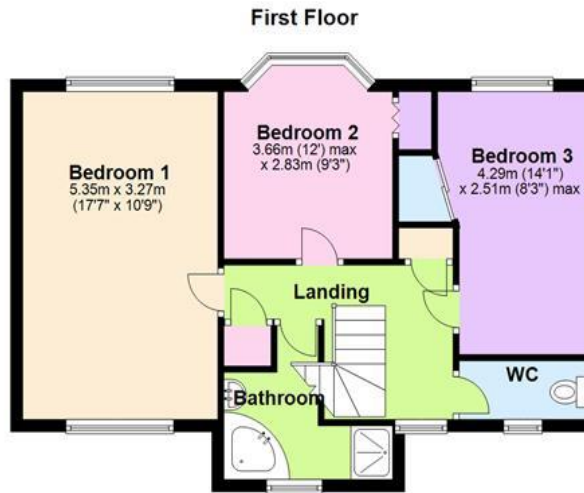
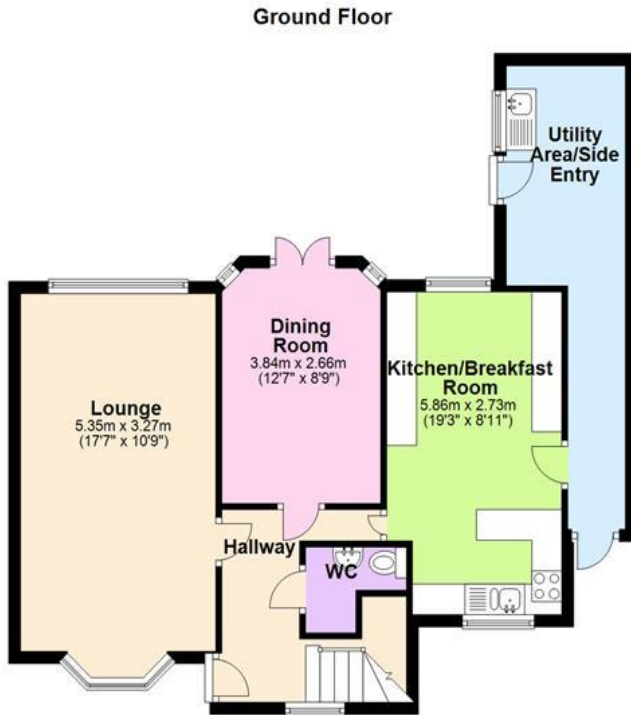






# Floor Plan

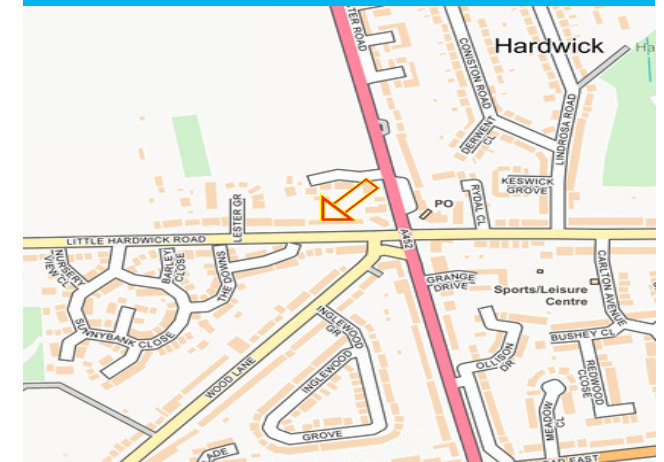
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

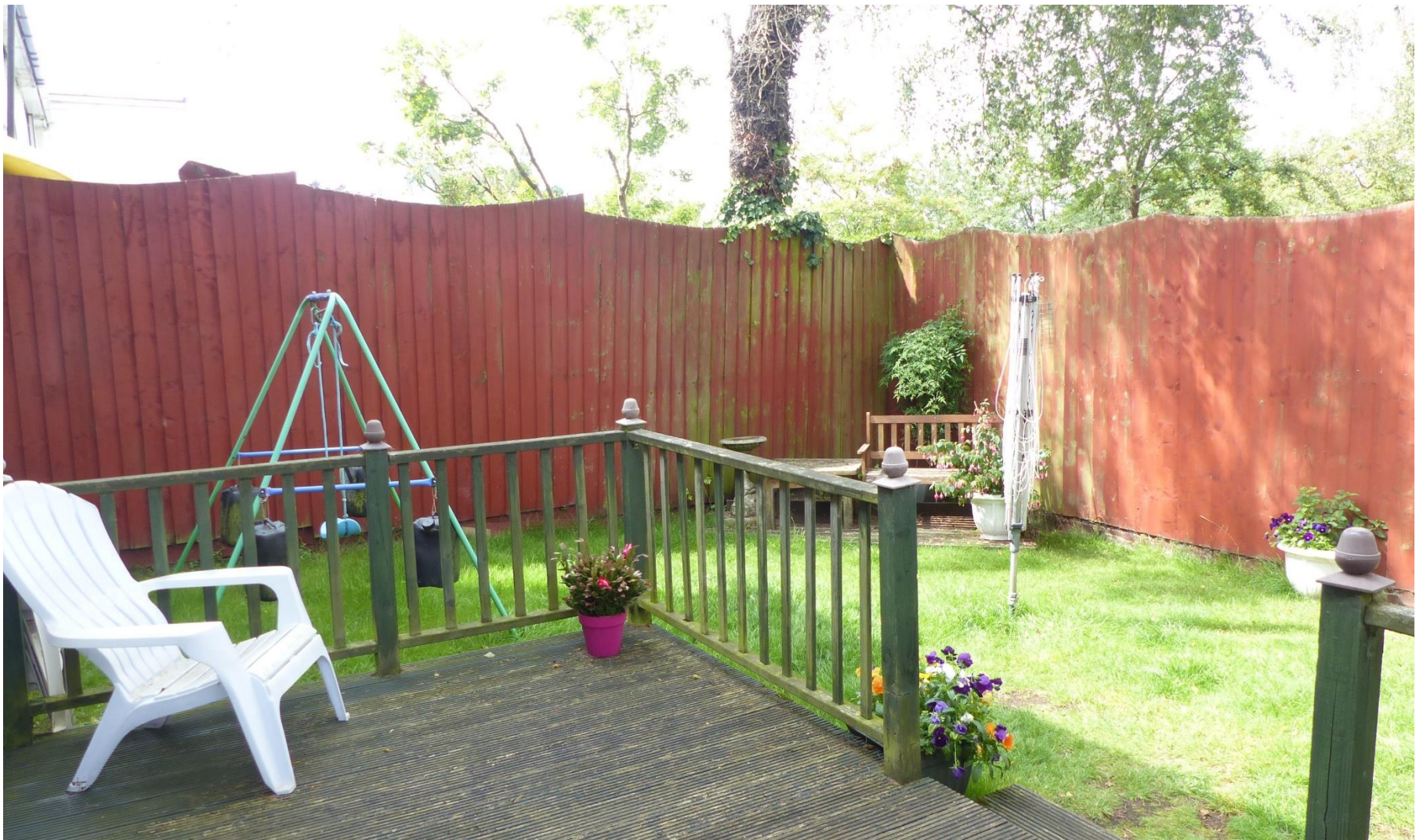
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## 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: 7th August 2023