



Little Hardwick Road, Aldridge/Streetly Borders,
Walsall, WS9 0SD

£590,000

Welcome to Little Hardwick Road, a stunning five bedroom detached property, situated on the Streetly/Aldridge borders with local amenities, transport links and schools nearby.

The property is approached via a large gated front driveway, providing off road parking for multiple vehicles as well as a garage to the side.

Internally the property comprises a welcoming entrance hall, lounge, through reception room and dining area, extended kitchen/breakfast room with fitted appliances, ground floor WC, four double bedrooms, one having a WC, a single bedroom currently being used as a home office and a luxury fitted four piece family bathroom.

The south facing rear garden has seating areas, as well as a lawn and having fenced and shrubbery borders.

Internal viewing of this wonderful family home is highly recommended, to fully appreciate the size of accommodation on offer.

Tenure: We can confirm the property is Freehold.

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

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



Ground Floor Accommodation

Entrance Hall 15' 0" x 6' 0" (4.57m x 1.83m)

Lounge 15' 0" x 13' 2" (4.57m x 4.01m)

Reception Room 11' 5" x 10' 11" (3.48m x 3.32m)

Dining Area 11' 4" x 11' 4" (3.45m x 3.45m)

Kitchen/Breakfast Room 13' 5" (max) x 21' 11" (max)
(4.09m x 6.68m)

WC 4' 8" x 3' 3" (1.42m x 0.99m)

Garage 24' 0" x 8' 8" (7.31m x 2.64m)

First Floor Accommodation

Bedroom One 11' 5" x 11' 4" (3.48m x 3.45m)

Bedroom Two 10' 5" x 13' 5" (3.17m x 4.09m)

WC 4' 4" x 5' 3" (1.32m x 1.60m)

Bedroom Three 11' 5" x 10' 11" (3.48m x 3.32m)

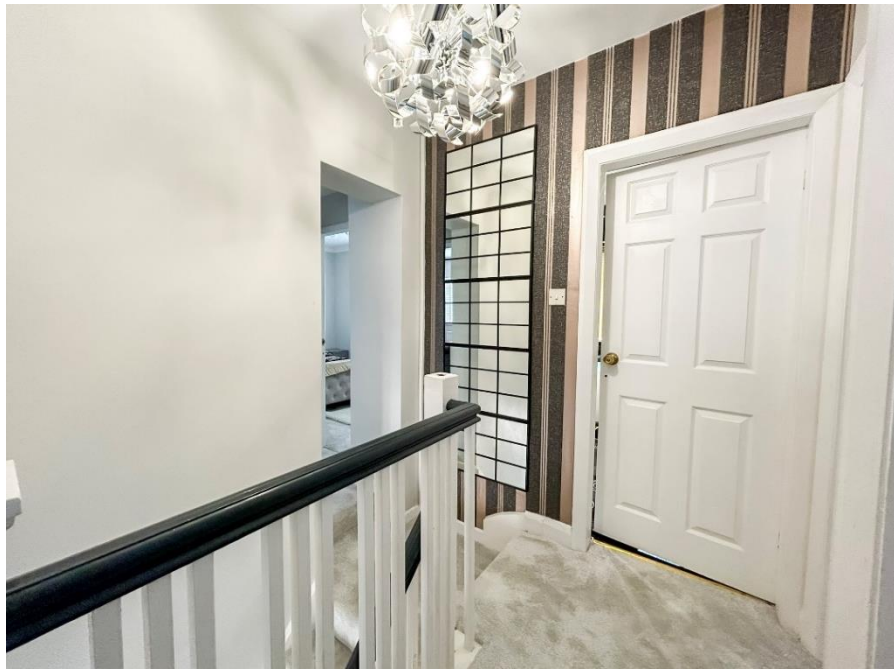
Bedroom Four 7' 10" x 13' 5" (2.39m x 4.09m)

Bedroom Five/Office 8' 4" x 5' 11" (2.54m x 1.80m)

Bathroom 7' 7" x 6' 1" (2.31m x 1.85m)



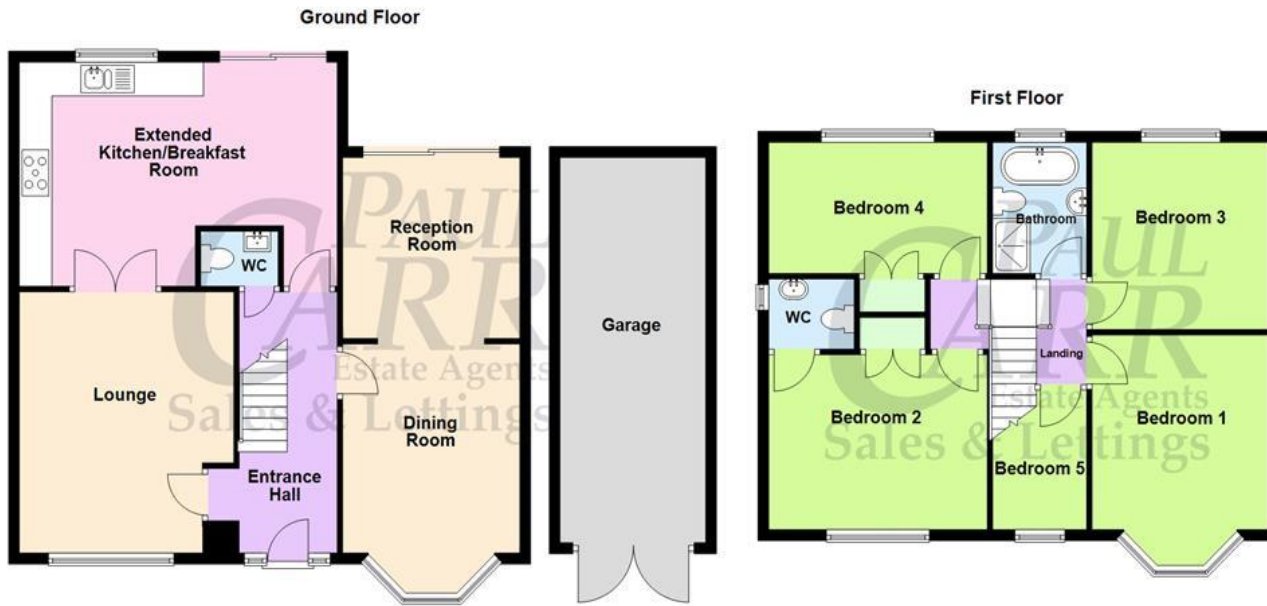






Floor Plan

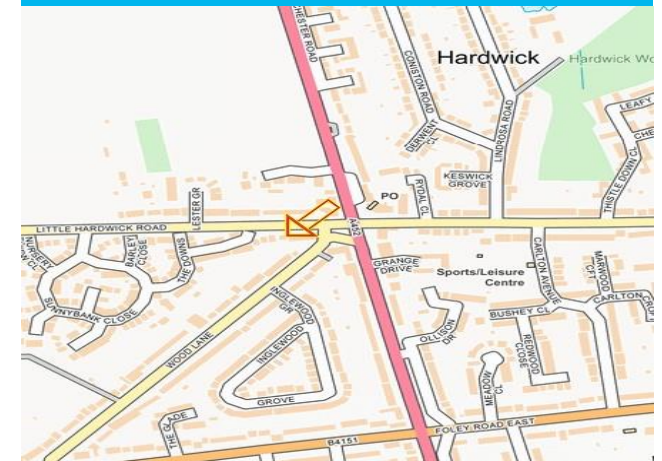
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	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: 30th May 2024