



47 Hardwick Road, Solihull
£295,000



47 Hardwick Road

Solihull, Solihull

Property In Brief..

This beautifully presented extended home on Hardwick Road offers a perfect blend of space, style, and practicality. The welcoming hallway leads to a cosy lounge with an electric log burner and plantation shutters, a convenient downstairs WC, and a stunning kitchen/dining room ideal for entertaining.

The kitchen is well-equipped with integrated appliances and flows seamlessly into the light-filled dining area with a semi-vaulted ceiling and French doors. Upstairs, the generously sized primary bedroom features built-in wardrobes, while the second bedroom offers a cosy retreat.

The modern bathroom is finished with elegant tiles and a rain head shower.

Outside, the private rear garden includes a patio, lawn, and summer house—perfect for a home office or workshop. With off-road parking and a low-maintenance front, this property is a must-see.

- An extended two bedroom end terraced house
- Ideal location for Solihull, BHX, JLR & travel network
- Cosy living room with feature fireplace
- Featured modern kitchen/dining entertaining area
- Primary bedroom with built in wardrobes
- Spacious second bedroom
- Bathroom with rainhead shower
- Downstairs WC with marble tiles
- Private garden with summer house
- Off-road parking

Downstairs Living

Welcome inside Hardwick Road. As you enter, you're greeted by a charming porch vestibule - perfect for hanging coats and kicking off shoes. This leads into the main hallway, which serves as the gateway to all the downstairs rooms. The hallway is beautifully decorated with neutral tones and laminate flooring, offering a modern yet timeless feel.

The lounge is a spacious yet cosy retreat, with ample room for a corner sofa and additional furniture. A standout feature is the electric log burner and fireplace, complemented by a cozy alcove that adds character. The room is carpeted, with stylish painted walls, and the addition of plantation shutters allows you to control the natural light, creating the perfect ambiance.

The downstairs WC is a convenient addition, alleviating the rush to the main bathroom. The white marble-tiled floor and wood-effect sink unit bring a touch of elegance, while the window invites natural light, brightening the space.

The Kitchen & Dining Room The kitchen dining room is truly the heart of the home. The kitchen is generously proportioned and comes fully equipped with integrated appliances, including a fridge freezer, oven, hob, extractor fan, and dishwasher. The sleek combination of gloss-finish wall and base units with chrome handles, a subway tile splashback, and wooden worktops make the kitchen both stylish and practical. The dining area flows seamlessly from the kitchen, offering plenty of room for entertaining family and friends. The semi-vaulted ceiling, roof window, and French doors create an open, airy space that is bathed in natural light. The marble-tiled flooring and exquisite decoration elevate this room into a welcoming and refined area of the home.

The utility room is a thoughtfully designed space that helps keep the rest of the home free from clutter. With provisions for a washer / dryer and a window allowing natural light to fill the room, it's both practical and well-lit.

Additionally, there's a handy under-stairs cupboard, accessible from the kitchen, providing extra storage.





Upstairs Living

Heading upstairs, the primary bedroom is generously sized and situated at the front of the property. It easily accommodates a large bed and bedroom furniture and also benefits from built-in wardrobes. The plantation shutters offer both privacy and a stylish touch.

Bedroom two is another spacious room, capable of fitting a large double bed. Currently, the room showcases large freestanding wardrobes that highlight the space on offer. Overlooking the rear garden, this room offers a peaceful and cosy atmosphere.

The bathroom features a full-sized bath with a mains-fed rain head shower, creating a luxurious bathing experience. The combination of large white tiles and duck-egg Moroccan-style tiles adds visual interest, while the white vanity unit and matching WC provide functionality. The room is neutrally decorated with charming panelling details.

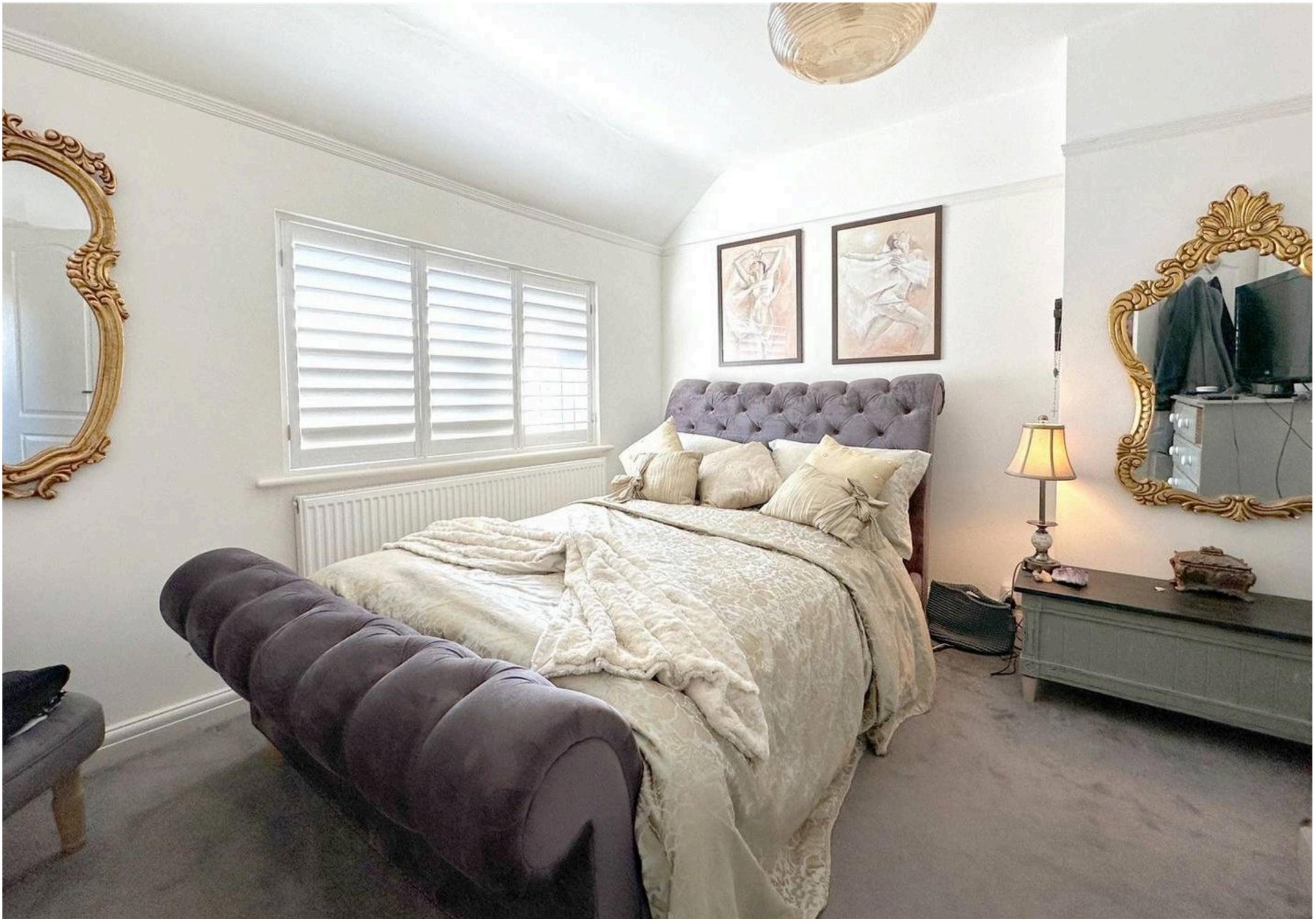


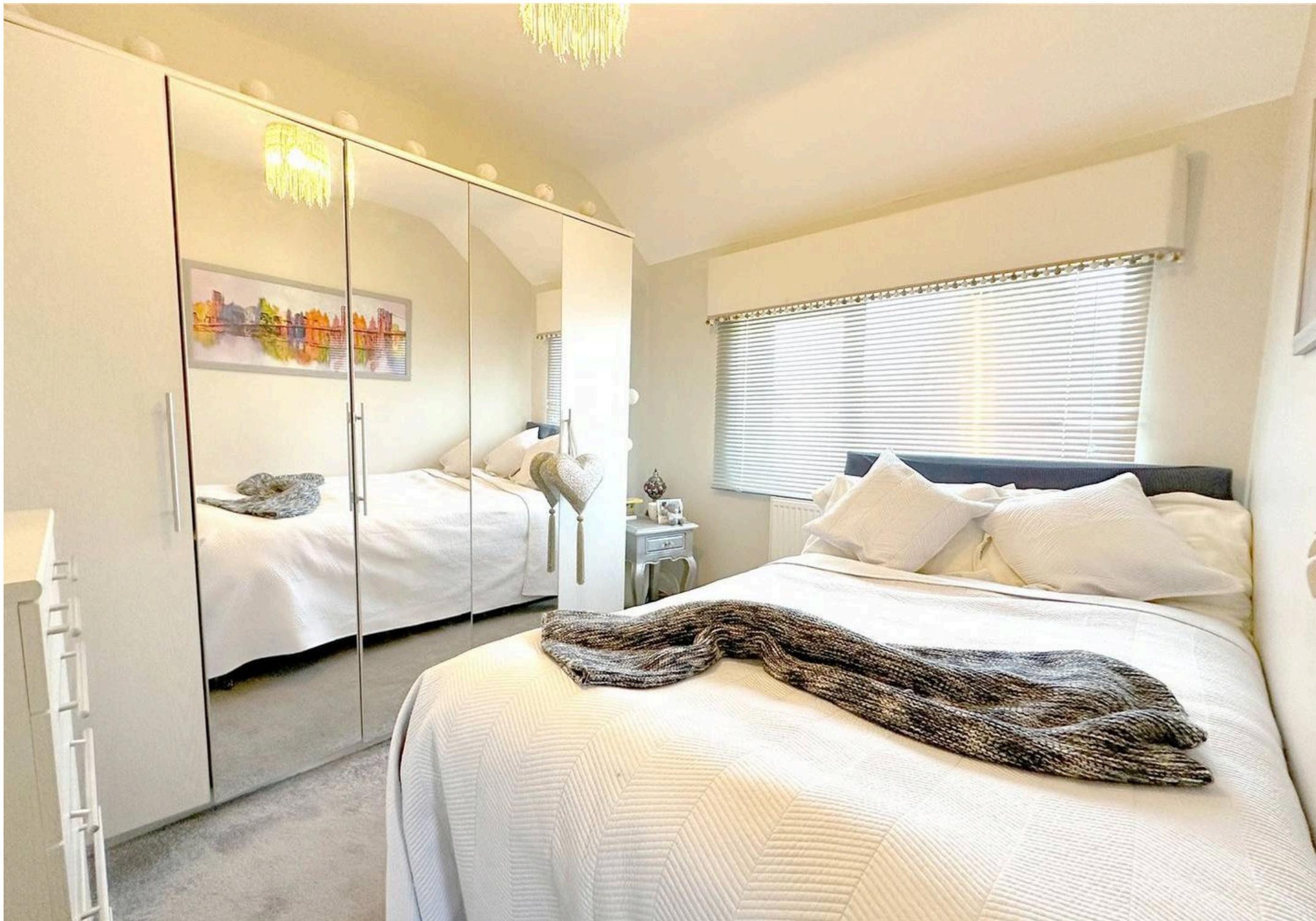








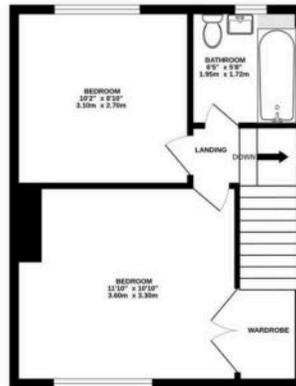
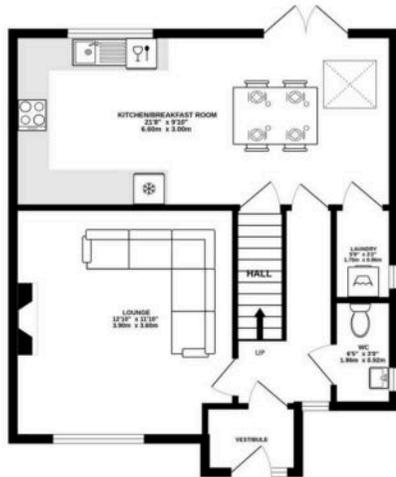






GROUND FLOOR
593 sq. ft. (55.1 sq.m.) approx.

1ST FLOOR
407 sq. ft. (37.8 sq.m.) approx.



2 BEDROOM END TERRACED PROPERTY

TOTAL FLOOR AREA : 1000 sq. ft. (92.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	86
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		63	84
England, Scotland & Wales		EU Directive 2002/91/EC	



Outside Space

The rear garden is a tranquil retreat, providing a private escape from everyday life. The patio area is perfect for alfresco dining, while the beautiful lawn is great for children to play. A decking path leads to the rear of the garden, where you'll find a charming summer house—an ideal space for a home office or workshop. The front of the property is low maintenance and benefits from off-road parking, offering convenience and practicality.

ADDITIONAL INFORMATION

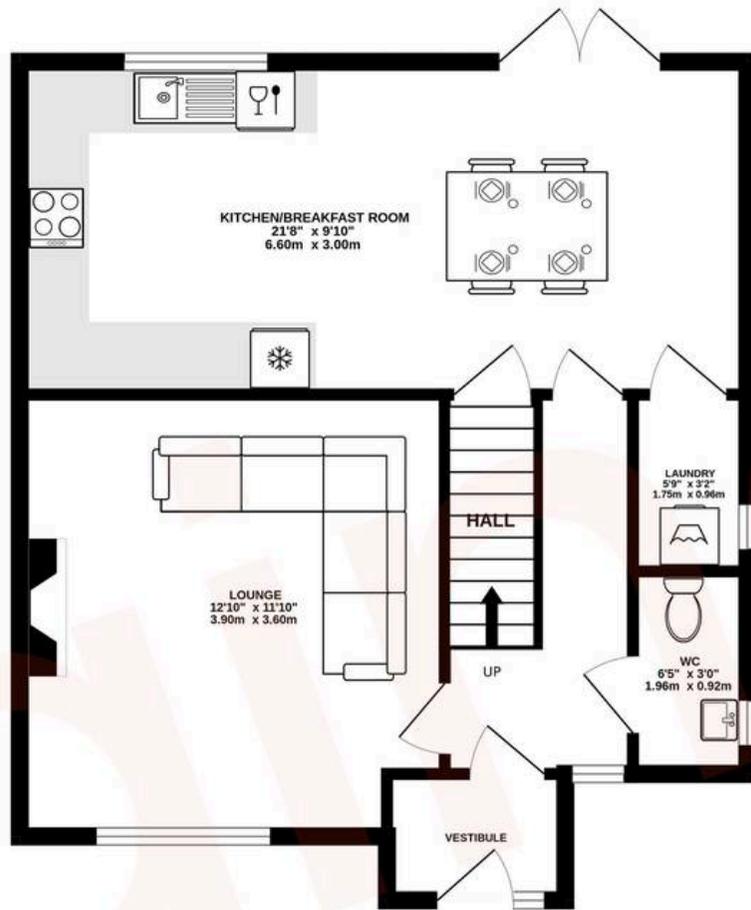
We are advised this property is Freehold, please seek confirmation from your legal representative.

We are advised the council tax band B is payable to Solihull Metropolitan Borough Council.

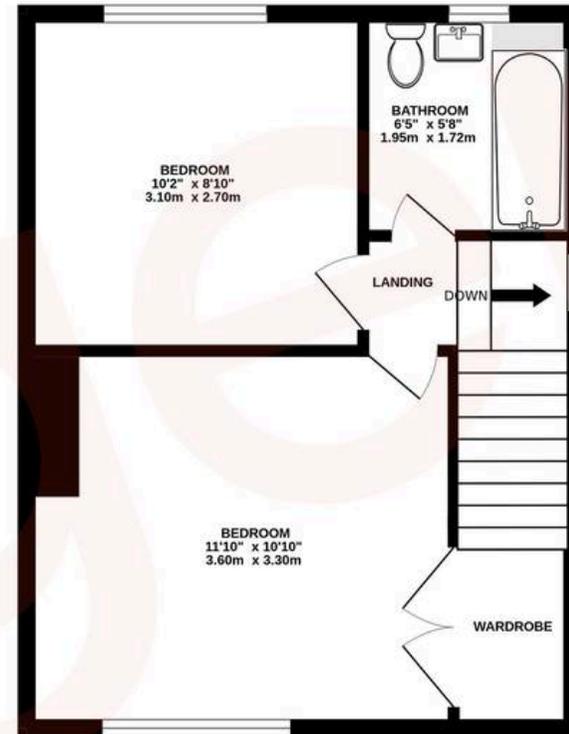
EPC Current 66 D Potential 86 B Current utilities-
AVAILABLE ON REQUEST

Ginger have not checked appliances, nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property. Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points. All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

GROUND FLOOR



1ST FLOOR



47 HARDWICK ROAD B92 4NJ

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