



**47 Hardwick Road, Olton, Solihull
B92 7NJ**

Price Guide **£265,000**

- Beautifully Presented Residence
- Stunning Extended Kitchen/Diner
- Two Double Bedrooms
- Driveway Parking for Several Vehicles
- Large Mature Garden
- Cloakroom/WC & Utility

0121 709 3300

47 Hardwick Road, Olton, Solihull, B92 7NJ

47 Hardwick Road is an exceptionally presented and extended two bedroom end terrace situated on a generous plot with DRIVEWAY for several vehicles. The property is appointed and decorated to a very high standard and within proximity to local stores, schools, and amenities. The accommodation has been extended comprises; hallway, cloakroom/wc, lounge with log burner, MAGNIFICENT extended fitted kitchen/diner, utility, two double bedrooms, refitted family bathroom, large mature rear garden, **EARLY VIEWING ESSENTIAL.**

APPROACH

Via a paved driveway that enables off-road parking for several vehicles which leads to an enclosed storm porch entrance to:-

HALLWAY

Solid oak flooring, stairs rising to first floor landing obscure UPVC double glazed window to front aspect, single panel radiator, ceiling light point, oak doors radiating off to lounge, kitchen, and cloakroom/WC.

CLOAKROOM WC

Beautifully appointed cloakroom with contemporary suite including: low level flush WC, hand wash basin with vanity cupboard, chrome towel radiator, complimentary-tiling to splash prone areas, ceiling light point, obscure UPVC double glazed window to the side aspect, tiled flooring.

LOUNGE

12'10 (3.90M) X 11'9 (3.58M)

Feature fireplace with electric log burner stove, slate hearth, single panelled radiator, ceiling light point, TV point, UPVC double glazed window to the front aspect.

KITCHEN DINER

21'10 (6.64M) X 8'10 (2.7M)

A beautifully appointed kitchen comprises a range of grey gloss wall and base units with solid wood worksurfaces, complimentary ceramic tiling to splashback own areas, integrated induction hob, electric oven and stainless steel canopy extractor fan / hood, integrated fridge and freezer, Hotpoint dishwasher, halogen spotlights, ceramic tiled flooring, contemporary radiator, large under stairs storage cupboard, UPVC double glazed French doors to rear garden and door to utility

UTILITY

Matching kitchen units & solid wood worksurface, Worcester combi boiler, space and plumbing for a washing machine and dryer, ceiling light point, ceramic tiling to floor, UPVC double glazed window to side aspect



FIRST FLOOR

UPVC double glazed window to the side aspect, loft access and doors to bedroom one, bedroom two and bathroom.

BEDROOM ONE FROND

13'0 (3.97M) X 10'9(3.28M)

Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

BEDROOM TO REAR

9'10(3.0M) X 8'8(2.65M)

Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

MODERN BATHROOM

Modern white three-piece suite comprising: low level flush WC, pedestal hand wash basin, panelled bath, chrome thermostatic shower over, complimentary tiling to splashback areas and flooring, towel radiator and tongue & groove wall panelling, obscure UPVC double glazed window to the rear aspect.

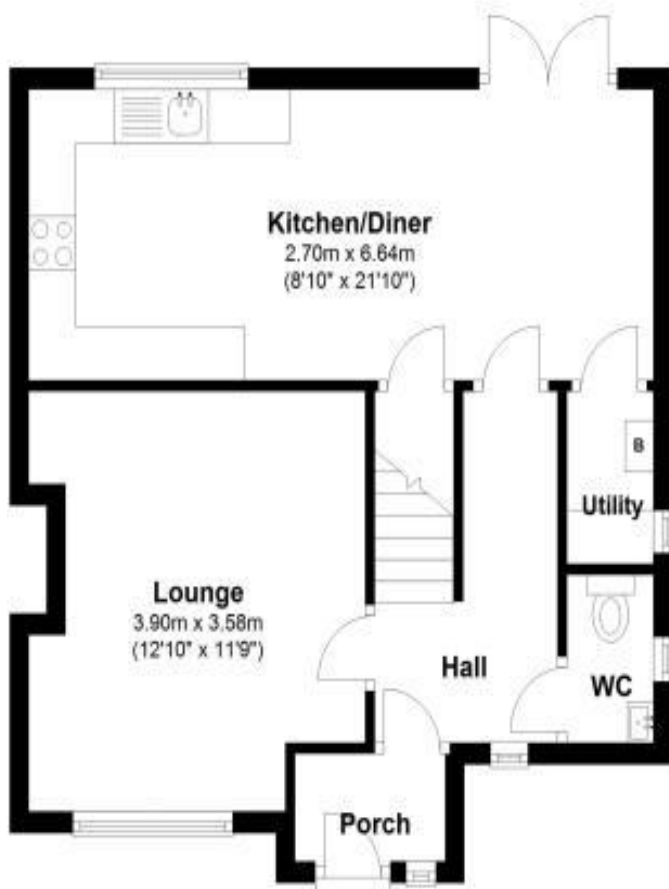
LARGE REAR GARDEN

A large rear garden that is mainly laid to lawn with shrub and plant borders, full width paved patio and timber decked pathway leading to a garden shed, there is a brick built barbecue outside water supply and external power point, exterior lighting and paved pathway to the side of the property.



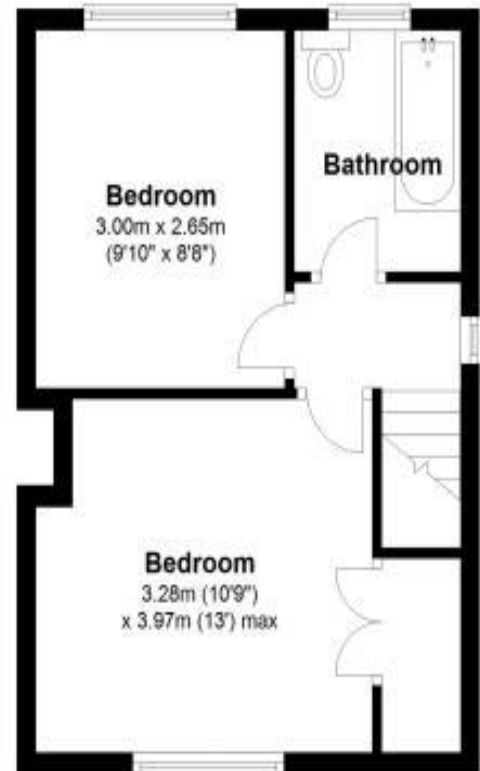
Ground Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.3 sq. feet)



Total area: approx. 72.4 sq. metres (779.8 sq. feet)

For illustration only, dimensions approximate.
Plan produced using PlanUp.



2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com

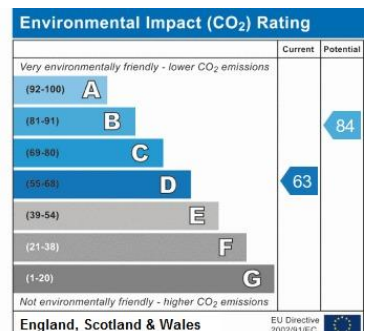
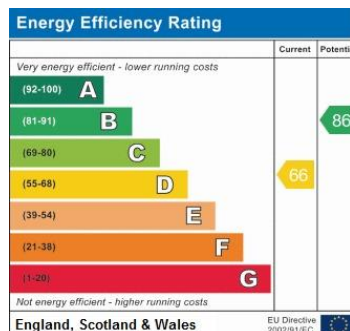
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