

AP MORGAN



Hardwick Road, Solihull

Offers in the region of £250,000

Features:

- Quiet and Popular Location
- Three Bedroom Mid Terrace Home
- Private off-Road Parking for Two Smaller Cars
- Rear Kitchen Extension
- School Catchment for Good Solihull Schools
- Low maintenance Landscaped Rear Garden
- Spacious Double Garage
- Close to Local Shops, Restaurants and Amenities

Description:

Situated in a popular and well-regarded location, within good school catchment, is this three-bedroom terraced home, presented in great condition throughout and offering well-balanced accommodation ideal for families, first-time buyers, or investors.

Approach

The property is approached via a private driveway, providing off-road parking for two smaller vehicles and leading to the front entrance porch.

Accommodation

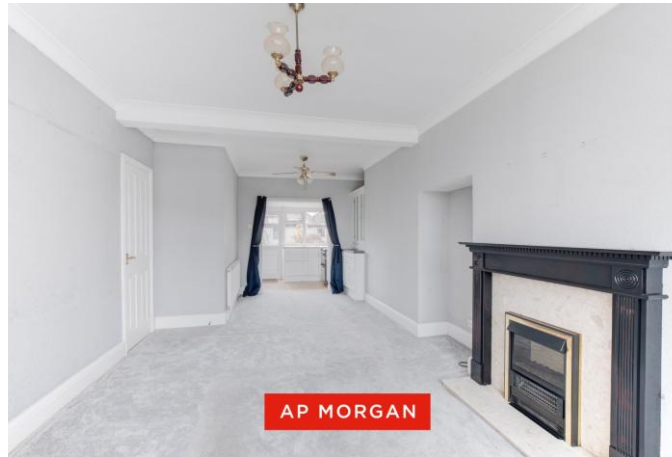
Once inside, the interior briefly comprises a welcoming entrance hall, a spacious lounge/dining room, and a rear kitchen extension, offering additional space and practicality. A door from the kitchen provides direct access to the rear patio area, creating an easy flow for everyday living and entertaining. To the first floor are three well-proportioned bedrooms and a modern shower room.

Outside

Moving outside, the property enjoys a low-maintenance rear garden with patio area, along with the rare benefit of a spacious double garage, providing excellent storage, workshop potential, or additional parking.

Location

The property occupies a convenient central position, close to local shops, restaurants, and amenities, and is also well placed for excellent transport links, making it ideal for commuters.



Details:

Porch 4'11" x 3'10" (1.5m x 1.17m)

Hall

Lounge/Dining Room 22'10" x 11'11" (6.96m x 3.63m) Both Max

Kitchen 12'10" x 6'7" (3.9m x 2m)

Utility Room 6'6" x 5'5" (1.98m x 1.65m)

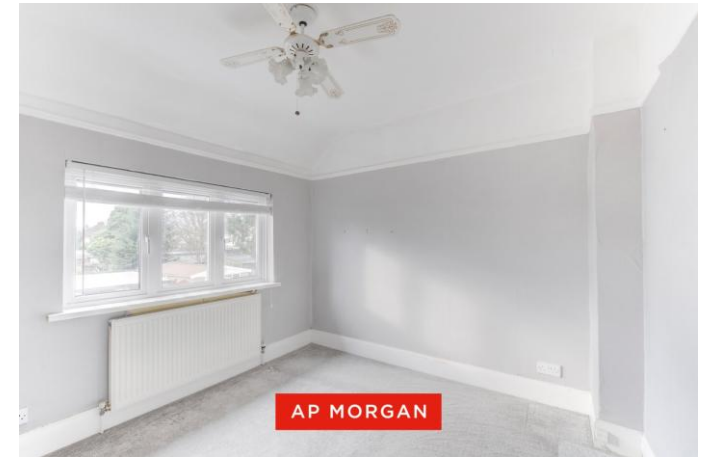
Landing

Bedroom 1 11'1" x 8'11" (3.38m x 2.72m)

Bedroom 2 9'7" x 7'10" (2.92m x 2.4m) Both Max

Bedroom 3 10'10" x 8'11" (3.3m x 2.72m)

Shower Room 7'10" x 5'10" (2.4m x 1.78m) Both Max



EPC Rating: To be confirmed

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

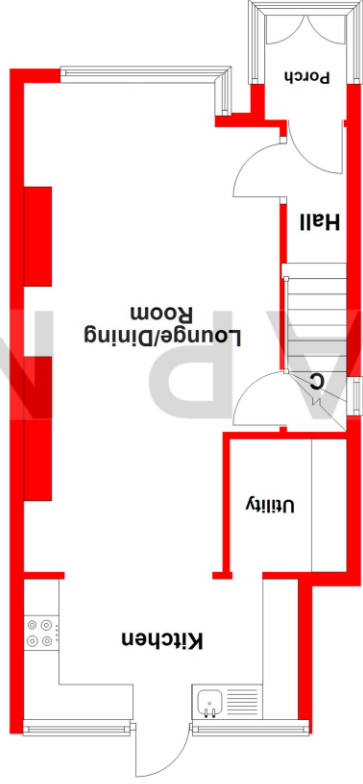
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

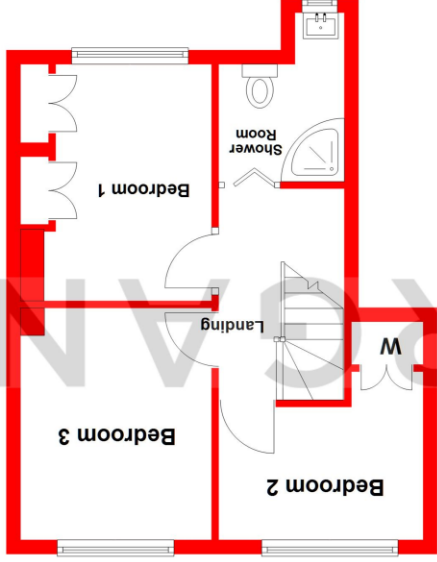
Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor
Approx. 41.0 sq. metres (441.1 sq. feet)



First Floor
Approx. 34.3 sq. metres (368.8 sq. feet)



Total area: approx. 75.2 sq. metres (809.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, 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 by 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.
Plan produced using PlanUp.

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