



58 Harvard Road, Solihull B92 8EU

Price Guide **£340,000**

- Comprehensively Refurbished Throughout
- Stunning Extended Kitchen/Family Room
- Three Bedrooms

- Refitted Bathroom
- No Chain
- Energy Efficiency Rating - D

0121 709 3300

58 Harvard Road, Solihull B92 8EU

58 Harvard Road is an exceptionally presented significantly extended three bedroom traditional semi detached residence that has been beautifully refurbished by the current owners conveniently situated within close proximity to Solihull town centre and easy access for motorway and transport links and local amenities. The well appointed accommodation briefly comprises hall way, cloak cupboard, lounge, stunning extended kitchen/family room, utility, three bedrooms, partially boarded loft, refitted bathroom, off road parking & generous garden. No Chain

APPROACH

Via a block paved driveway enabling off-road parking leading to an enclosed UPVC double glazed storm porch entrance with patterned ceramic tiled floor and composite front door to:-

ENTRANCE

Single panel radiator, ceiling spotlights, stairs rising to first floor landing, under stairs cupboard housing Worcester combi boiler, ceramic tiling to floor, doors to lounge and kitchen.

LOUNGE

12' 10" (3.9M) X 10' 6" (3.2M)

Wood effect flooring, double panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect.



STUNNING OPEN PLAN KITCHEN / FAMILY ROOM

21' 12" (6.7M) X 18' 8" (5.7M)

A beautifully appointed contemporary kitchen with white wall and base units, contrasting granite-effect worksurfaces and matching central island, complimentary ceramic tiling to splash prone areas, Indesit induction hob, Indesit oven, stainless steel sink unit with mixer tap, ceramic tiled flooring with underfloor heating, ceiling spotlights, TV point, Bi Folding doors lead onto decked patio & further door to:-



UTILITY

5' 3" (1.6M) X 3' 11" (1.2M)

Space and plumbing for a washing machine, ceiling light point.



FIRST FLOOR LANDING

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

BEDROOM ONE (REAR)

12' 6" (3.8M) X 9' 6" (2.9M)

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

BEDROOM TWO (FRONT)

12' 10" (3.9M) X 9' 6" (2.9M)

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

BEDROOM THREE (FRONT)

7' 10" (2.4M) X 5' 7" (1.7M)

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

REFITTED BATHROOM

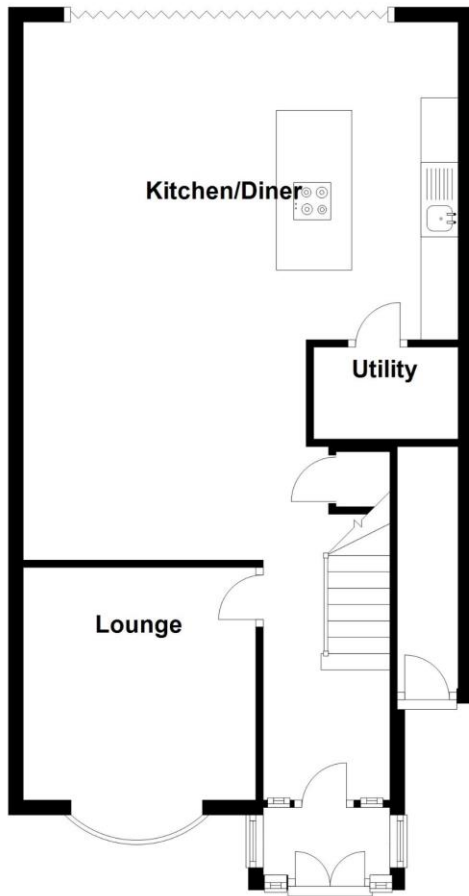
Contemporary three-piece suite comprising low-level flush WC, hand wash basin with vanity cupboard, panel bath with chrome thermostatic shower unit over, complementary ceramic tiling to walls and floor, chrome towel radiator, ceiling LED spotlights, obscure UPVC double glazed window to the rear aspect.

REAR GARDEN

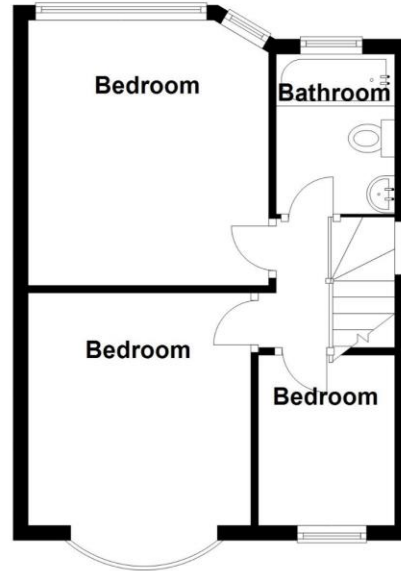
Landscaped rear garden with full width timber decked patio leading to a mainly laid to lawn garden with well stocked borders, rear gravel hard standing to rear with vehicle access via a shared entry. To the front of the property is a useful side store.



Ground Floor
Approx. 61.8 sq. metres (665.7 sq. feet)



First Floor
Approx. 32.9 sq. metres (354.0 sq. feet)



Total area: approx. 94.7 sq. metres (1019.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			