



Hardwick Road, Streetly
Sutton Coldfield, B74 3DN

Offers Over £660,000

Paul Carr Estate Agents are delighted to present this exceptional two-bedroom detached bungalow, enviably positioned within one of Streetly's most prestigious and highly sought-after locations.

Occupying a generous, private plot, the property is discreetly set back from the road behind gated access and a substantial multi-vehicle driveway, immediately conveying a sense of exclusivity and impressive kerb appeal. The home has been meticulously maintained and offers outstanding scope for extension or redevelopment (subject to the necessary planning permissions), presenting a rare opportunity for discerning purchasers seeking a blend of lifestyle, privacy, and long-term investment potential.

The accommodation begins with a welcoming and spacious reception hallway, which sets the tone for the light-filled and well-proportioned interiors beyond.

The elegant lounge is a standout feature, enjoying a bright and airy atmosphere with doors opening directly onto the rear garden—perfectly connecting indoor living with the outdoor space. The impressive breakfast kitchen provides an excellent hub for both everyday living and entertaining, complemented by pleasant views across the beautifully landscaped rear garden.

There are two generously sized double bedrooms, with the principal bedroom featuring a striking walk-in bay window that adds both character and charm. A contemporary shower room completes the main internal accommodation, finished to a high standard with a sleek suite including a low-level WC, wash hand basin, and a stylish walk-in shower enclosure.

Further enhancing the practicality of the home is the side garage, which benefits from front access. To the rear of the garage and having access via the rear garden lies a highly useful utility room, providing additional storage and laundry space while keeping household essentials neatly tucked away. Off the utility room is a convenient guest WC, ideal for visitors or garden use.

Externally, the property continues to impress. The beautifully screened rear garden offers a peaceful and private retreat, featuring a paved patio area that creates a sun-soaked setting ideal for relaxing, alfresco dining, or entertaining guests.

Perfectly positioned close to highly regarded local schools (catchment areas to be verified), a superb range of amenities including popular pubs and restaurants, and excellent transport links, this outstanding bungalow represents a rare opportunity to acquire a premium home in a truly desirable location.

Early viewing is strongly recommended to fully appreciate the quality, setting, and future potential this exceptional property has to offer.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas, Electric, Water and Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Porch 4' 2" x 6' 0"
(1.27m x 1.83m)

Hallway 11' 7" max x 10' 9" max
(3.53m x 3.27m) Being L Shaped

Lounge 16' 9" x 12' 0"
(5.10m x 3.65m)

Kitchen/Breakfast Room 17' 6" max x 15' 4" max
(5.33m x 4.67m)

Utility Room

Guest WC

Bedroom One 16' 5" max x 11' 5" max
(5.00m x 3.48m)

Bedroom Two 12' 5" x 11' 9"
(3.78m x 3.58m)

Shower Room 9' 0" x 6' 3"
(2.74m x 1.90m)

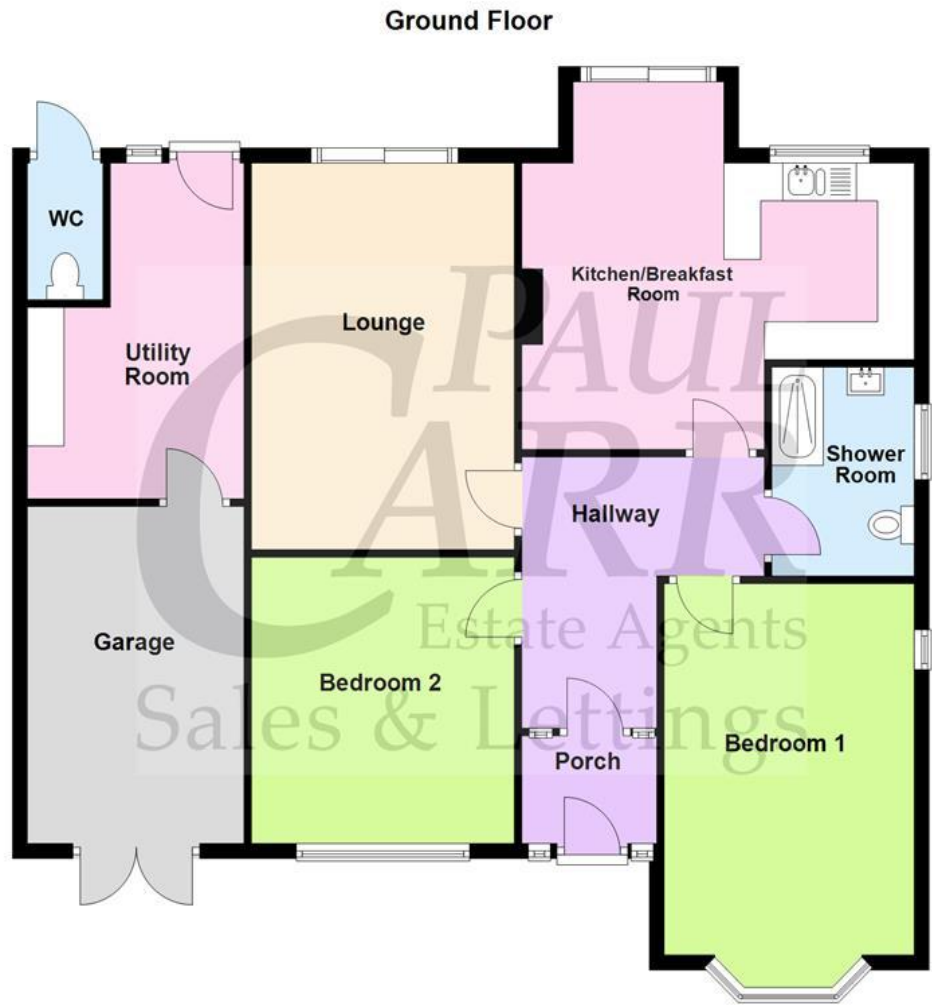
Garage





Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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: 18th December 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

www.paulcarrestateagents.co.uk

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