



Connells

Tennal Road  
B32 2JD





## Property Description

Welcome to this spacious and versatile extended six-bedroom detached property nestled in the desirable area of Harborne just a stone's throw from Harborne Golf Course. Boasting ample living space, this home features an inviting open plan kitchen diner, perfect for entertaining guests or enjoying family meals. With two reception rooms, a dining room, and a conservatory, there's plenty of room for relaxation and socialising.

Convenience meets functionality with the inclusion of a utility room and three W.C.'s, ensuring everyday tasks are effortlessly managed. The property also offers a family bathroom and a shower room for added comfort and convenience. Outside, a gated multi-car driveway provides secure parking, while the expansive rear garden offers a peaceful retreat for outdoor activities and gardening enthusiasts.

Families will appreciate the proximity to the Queen Elizabeth Hospital, as well as esteemed educational institutions like Harborne Primary School and Harborne Academy, ensuring quality education options for children.

## Approach

Set back from the roadside behind a block paved gated driveway for multiple cars with a raised flower bed

## Entrance Porch

Ceiling light point, double glazed window

## Guest W.C

Wall mounted sink, ceiling light point, low flush w.c and frosted double glazed window

## Entrance Hallway

Ceiling light point, panelled radiator, tiled flooring, under stair storage

## Living Room

14' 11" x 11' 11" max ( 4.55m x 3.63m max )  
Ceiling light point, two wall light points, double glazed window, electric fireplace, coving, panelled radiator, doors through to dining space

## Dining Room

10' x 11' 9" ( 3.05m x 3.58m )  
Ceiling light point, two wall light points, panelled radiator, coving and double glazed sliding door to conservatory

## Snug

12' 9" max x 10' max ( 3.89m max x 3.05m max )

Ceiling light point, two wall light points, double glazed window, panelled radiator, gas fireplace with surround and coving

## Open Plan Kitchen

18' 6" max x 15' 10" max ( 5.64m max x 4.83m max )

Three ceiling light points, matching wall and base units with built in fridge freezer, plumbing point for dishwasher, sink with mixer tap and drainer, space for cooker, cooker hood, cupboard housing boiler, two double glazed windows to the rear and cloak cupboard.

## Study

15' 1" x 6' 4" ( 4.60m x 1.93m )

Ceiling light point, access to frontage, wall mounted electric heater

## Utility

10' 5" x 6' 3" max ( 3.17m x 1.91m max )

Ceiling light point, matching wall and base units, sink with mixer tap and drainer, plumbing for washing machine and space for dryer, tiled flooring and splashback, door to rear patio

## Ground Floor W.C

Ceiling light point, wall mounted sink, low flush W.C and wall mounted storage overhead

## Conservatory

10' 9" x 11' 11" ( 3.28m x 3.63m )

Ceiling light point with fan, fully double glazed and door to rear patio

## Landing

Two ceiling light points, loft access, panelled radiator and double glazed frosted window to side

## Bedroom One

10' 2" x 9' 8" ( 3.10m x 2.95m )

Ceiling light point, double glazed window, fitted wardrobe, double glazed window and panelled radiator

## Bedroom Two

10' 9" x 10' ( 3.28m x 3.05m )

Ceiling light point, panelled radiator and double glazed window

## Bedroom Three

9' 11" x 9' 3" max ( 3.02m x 2.82m max )

Ceiling light point, panelled radiator, double glazed window and cupboard housing water tank with storage

## Bedroom Four

12' 11" x 6' 2" max ( 3.94m x 1.88m max )

Ceiling light point, panelled radiator and double glazed window.

## Bedroom Five

9' 3" excluding wardrobe x 8' 1" excluding wardrobe ( 2.82m excluding wardrobe x 2.46m excluding wardrobe )

Ceiling light point, fitted wardrobe surround, panelled radiator and double glazed window

## Bedroom Six

9' 8" x 6' 2" ( 2.95m x 1.88m )

Ceiling light point, double glazed window, panelled radiator

## First Floor W.C

Ceiling light point, sink with vanity unit, low flush W.C, bidet with mixer tap and frosted double glazed window

## Family Bathroom

Ceiling light point, low flush W.C, bidet with mixer tap, sink with vanity unit, panelled bath with mixer taps, walk in shower cubicle, tiled flooring, panelled radiator and frosted double glazed window

## Shower Room

Ceiling light point, low flush W.C, pedestal sink with mixer taps, panelled radiator, walk in shower cubicle, double glazed frosted window

## Rear Garden

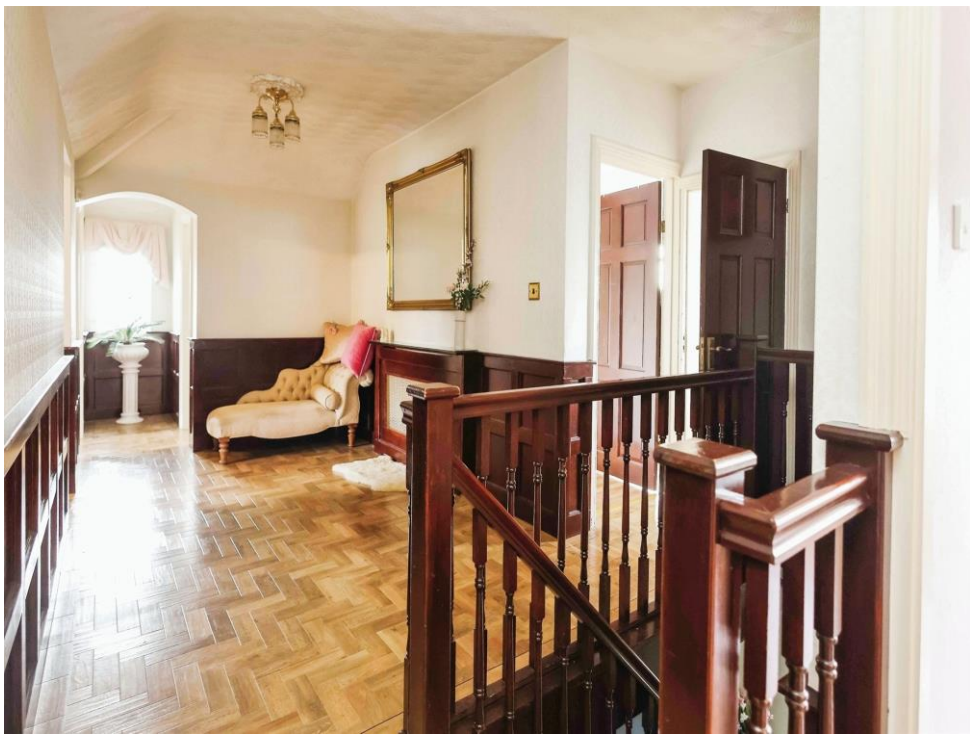
Paved patio with steps leading to lawned space, further steps down to lowered patio area with tall trees which offers privacy

## Medical

The redeveloped Queen Elizabeth Hospital is within a short commute and provides state of the art medical facilities for the region. The Royal Orthopaedic Hospital, The BMI Edgbaston, The Priory Hospital as well as The Birmingham Children's Hospital are all within easy travelling distance.













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To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

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Property Ref: HBO309586 - 0003