



Connells

Tenchlee Place Tenchlee Place
Hall Green Birmingham



Property Description

Connells New Homes are holding an open at Tenchlee Place on Saturday 28th October 2023 10am-4pm.

You will have the opportunity of viewing a stunning selection of show homes and discussing the range of incentives available at Tenchlee Place.

Plot 36 /37 / 136 / 137 / 138 / 139 / 166 / 167 / 173 - The Kennett - Prices starting from £405,000 - Luxury upgrades available to particular homes & part exchange option available.

Tenchlee Place is David Wilson Homes' latest collection of 3 & 4 bedroom homes in the popular Birmingham suburb of Hall Green.

Located off Stratford Road and just four miles from Birmingham's vibrant city centre, you'll find a mix of independent shops, bars and places to eat nearby.

Travel from home at Tenchlee Place is made easy. Drive into Birmingham in just 15 minutes or get a train from Spring Road Station to reach Birmingham Moor Street in just six minutes.

PLOT 35/36/171/173/174 - THE KENNETT

Intelligently designed over three floors, The Kennett is a good-sized semi-detached family home, ideal for flexible modern living. The open plan kitchen on the ground floor incorporates a dining area opening out onto the rear garden. A lobby separating the kitchen from the spacious lounge leads upstairs. Here are two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious main bedroom with en-suite.

Building Excellence

Did you know...buying new means you could save on your energy bills?

All of David Wilson's Homes are rated either EPC A or B, only shared by 3.1% of existing homes

Thermal insulation and argon-filled double-glazing lets in heat and minimises heat loss

Their homes reduce water use by up to 26% a day per person

In fact, a brand-new home could be up to 57% cheaper to run, meaning you could save up to £1,410 on your bills each year, compared to an updated Victorian equivalent.

Your Dream Home As A Reality

Reserve your dream home at Tenchlee Place early and you could choose your extras to really make your home your own. With the Expressions range, you could:

Select your favourite Amtico flooring and plush carpets

Upgrade your kitchen, appliances and worktops

Choose from a great range of tiling for your kitchen and bathroom

Take a look at the range of curtains, blinds and light fittings

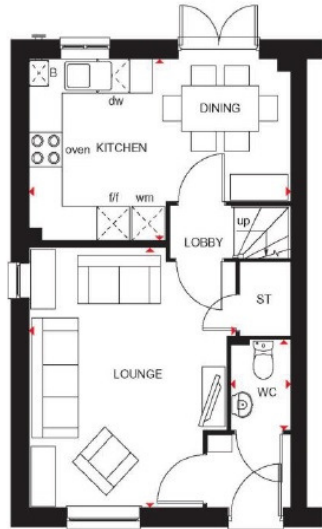


THE KENNETT

THREE BEDROOM MID-TERRACED HOME

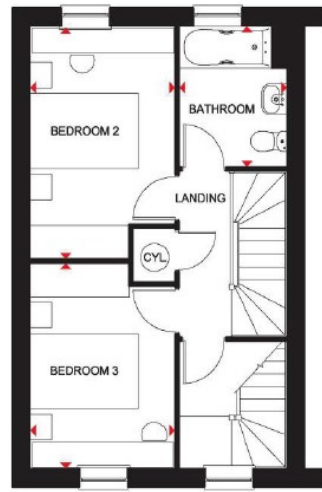
Key

B	Boiler	f/f	fridge/freezer space	↔	Dimension location
ST	Store	wm	Washing machine space	RL	Rooflight
CYL	Cylinder	dw	Dishwasher space		



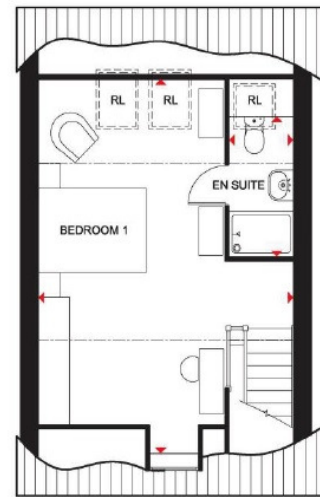
Ground Floor

Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'5" x 10'5"
WC	1561 x 1054 mm	5'1" x 3'5"



First Floor

Bedroom 2	4116 x 2659 mm	13'5" x 8'7"
Bedroom 3	3658 x 2659 mm	12'0" x 8'7"
Bedroom	1973 x 2499 mm	6'6" x 8'2"



Second Floor

Bedroom 1	4747 x 6694 mm	15'7" x 22'0"
En Suite	1193 x 2497 mm	3'11" x 8'2"

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. SP440671

*Overall floor dimension includes lowered ceiling areas



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DAVID WILSON HOMES
WHERE QUALITY LIVES

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EPC Rating: Exempt

view this property online connells.co.uk/Property/DIG108997

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: DIG108997 - 0008