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Connells

Tenchlee Place Tenchlee Place  
Hall Green Birmingham



# Tenchlee Place Tenchlee Place Hall Green Birmingham B28 8SW

for sale from  
**£435,000**



## Property Description

Plot 163 & 203 - Key Worker deposit contribution scheme available.

Tenchlee Place is our latest collection of homes in the popular suburb of Hall Green.

Just four miles from both Birmingham city centre and Solihull town centre, you'll have a fantastic mix of amenities nearby.

Travel from home at Tenchlee Place is made easy. Drive into Solihull in just 12 minutes or catch a train from Spring Road Station to Birmingham Moor Street in just seven minutes.

## The Hadley -

The sash-style windows give this detached home a delightfully traditional look. Yet inside, the open-plan kitchen with its dining and family areas and separate utility room is designed very much for busy, modern living. French doors to the garden give the whole room a bright and airy feeling. The spacious dual-aspect lounge meanwhile provides the perfect place to relax.

Upstairs are two double bedrooms, the large main bedroom with en suite, a single bedroom and family bathroom.

## 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

## Agents Note:

Images are for illustrative purposes only.



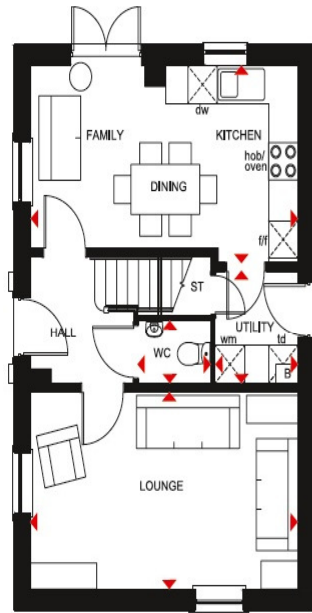


# THE HADLEY

THREE BEDROOM DETACHED HOME

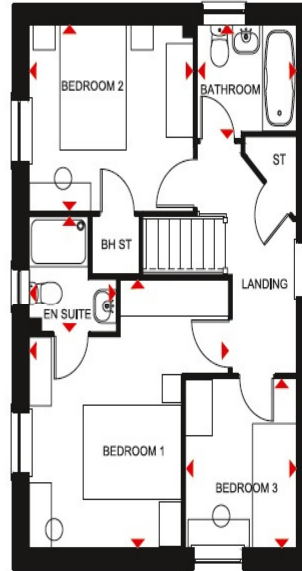
## Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	↔	Dimension location
BH ST	Bulkhead Store	dw	Dishwasher space		



### Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/Family/Dining	5455 x 3143 mm	17'11" x 10'4"
Utility	1804 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"



### First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3341 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"



To view this property please contact Connells on

**T 0121 212 0800**  
**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/DIG109781](http://connells.co.uk/Property/DIG109781)**

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.

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