



**Connells**

Tenchlee Place Tenchlee Place  
Hall Green Birmingham



### Property Description

Plot 155 / 156 / 164 / 165 - The Kirkdale a 4 bed detached - Garage and driveway parking. 1354sqft - £550,000

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.

This detached home has a garage, driveway parking and a secluded rear garden. You'll love family meals in the kitchen-diner, with your French doors open to the garden. We've also included a utility room to keep things organised. In the evenings, relax together in your bay-fronted lounge. Upstairs the main bedroom benefits from an en suite shower room while the rest of the family share a 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 KIRKDALE

FOUR BEDROOM DETACHED HOME

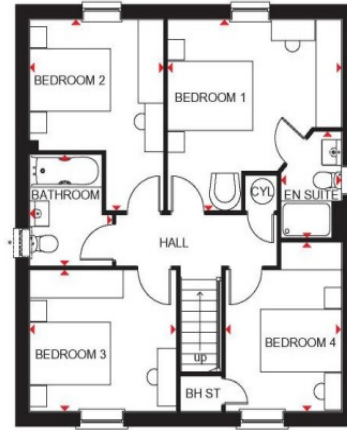
## Key

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



### Ground Floor

Lounge	3385 x 5622 mm	11'1" x 18'4"
Kitchen/Family/ Dining	7323 x 4460 mm	24'0" x 14'6"
Utility	1557 x 2150 mm	5'1" x 7'1"
WC	1096 x 1646 mm	3'7" x 5'5"



### First Floor

Bedroom 1	4080 x 4120 mm	13'5" x 13'6"
En Suite	1421 x 2300 mm	4'8" x 7'7"
Bedroom 2	3146 x 4120 mm	10'4" x 13'6"
Bedroom 3	3443 x 3044 mm	11'4" x 10'0"
Bedroom 4	2721 x 3644 mm	8'11" x 11'11"
Bathroom	1934 x 2400 mm	6'4" x 7'10"



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. DWH 2017 H442 -H7 D500/SP422651

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**DAVID WILSON HOMES**  
WHERE QUALITY LIVES

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/DIG109876](http://connells.co.uk/Property/DIG109876)**

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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