



Tennal Road, Harborne, Birmingham, B32 2HJ

- Immaculately Presented and Refurbished Semi-Detached Property
- Spacious Open-Plan Living Quarters Downstairs
- Off-Street Parking
- No Upward Chain
- Three Good Sized Bedrooms
- Situated Next to Plenty of Local Amenities in the Quinton/Harborne Border
- Excellent Links to QE Medical Complex and Birmingham University
- EPC Rating - E

Offers In The Region Of £357,000



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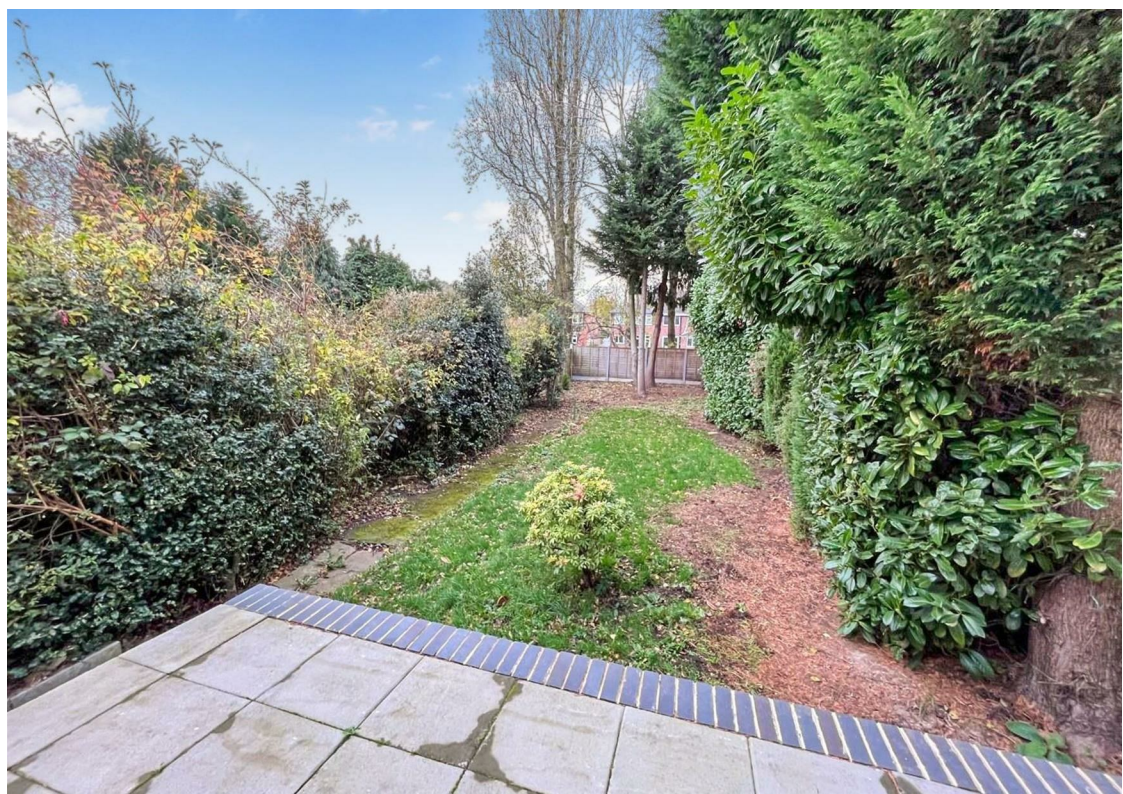
DESCRIPTION

An immaculately presented and spacious three bedroom property situated within this popular neighborhood within the Quinton/Harborne area. Ideally positioned close-by to a number of local amenities the property has undergone a full renovation throughout to an excellent standard and provides fantastic open-plan kitchen living downstairs along with off road parking and a large rear garden. Being Sold with No Upward Chain.

The property has gas central heating and double glazing throughout. The internal accommodation has undergone a full renovation, as you enter the property you enter directly into a fantastic open-plan living kitchen area including an entrance area providing the staircase to first floor, ample living space providing ample space for living and dining areas, with a bay window to the front and patio doors out to the rear garden, this area is completed with a fully fitted kitchen complete with matching island. The upstairs accommodation provides three good sized bedrooms which are complimented perfectly by a beautifully refitted fully tiled family bathroom. To the front of the property is a block paved driveway providing ample space for at least two cars, with a large secluded garden to the rear which has a raised patio area leading down to a large lawn space.

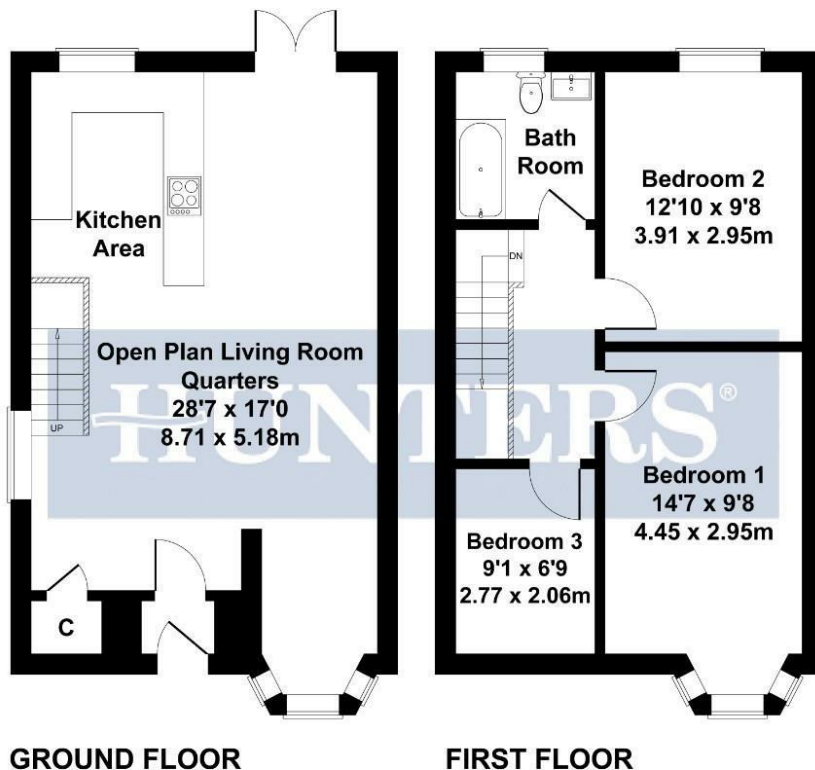
The property is situated in this popular location on the edge of Harborne in very close proximity to the amenities on Court Oak Road and perfectly positioned for the immediate access to Harborne Village, renowned for its award winning restaurants, stunning bars and a variety of shopping facilities. Birmingham City Centre is equally readily accessible via the Hagley Road with all the shopping, entertainment and leisure facilities as well as transport links to other major cities. The immediate location also provides convenient access to Queen Elizabeth Medical Complex and Birmingham University with local motorway links also within very close proximity.





268 Tennial Road

Approximate Gross Internal Area 92 sq m - 988 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Viewings

Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

