



Tennal Road, Harborne, Birmingham, B32 2JE

- Beautifully Presented Modern Townhouse
- Four Double Bedrooms
- Off-Street Parking for Multiple Cars
- Excellent Access Links to QE Medical Complex and Birmingham University
- Fantastic Central Harborne Location Close to Local Amenities
- Freehold
- Good Sized Rear Garden
- EPC Rating - C

£475,000

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A beautifully presented and deceptively spacious modern townhouse property situated in this highly desirable and convenient location in Harborne. This mid-terraced family home is set over three floors providing over 1250 square feet of internal accommodation which includes four large double bedrooms and generous off-street parking for multiple cars.

The property was built in 2006 on the former Scarlett Pimpernell site, with gas central heating that includes under-floor heating across the whole of the ground floor and double glazing in full. The property is set back from the road behind a generous driveway that provides ample space for at least two cars in tandem, with steps leading down to the property entrance.



As you enter through the composite entrance door an entrance vestibule provides ideal coat and shoe storage and leads through to a very welcoming front reception room with bay window. An inner hallway provides a staircase to the upper floors, with a cloakroom comprising WC and wall mounted sink unit and a useful separate utility room providing an additional sink and work surfaces with space and plumbing for a washing machine and tumble dryer.

The kitchen dining room occupies the rear of the property with ample space for dining table and chairs, 'Velux' skylights and patio doors out to the rear garden. The kitchen comprises wall and base level units with complimentary work surfaces and matching up-stand with tiled splash-back. There is an integrated oven and microwave grill, with 5 ring gas hob and extractor, with integrated dishwasher, fridge and freezer with further space for a larger fridge-freezer if required.



The upstairs accommodation is set over the first and second floors providing four generous double bedrooms all of which provide ample space for additional bedroom furniture. They also include a master bedroom with a luxury refitted en-suite to the second floor which comprises WC, wall mounted vanity sink unit, and walk in rainfall shower cubicle.



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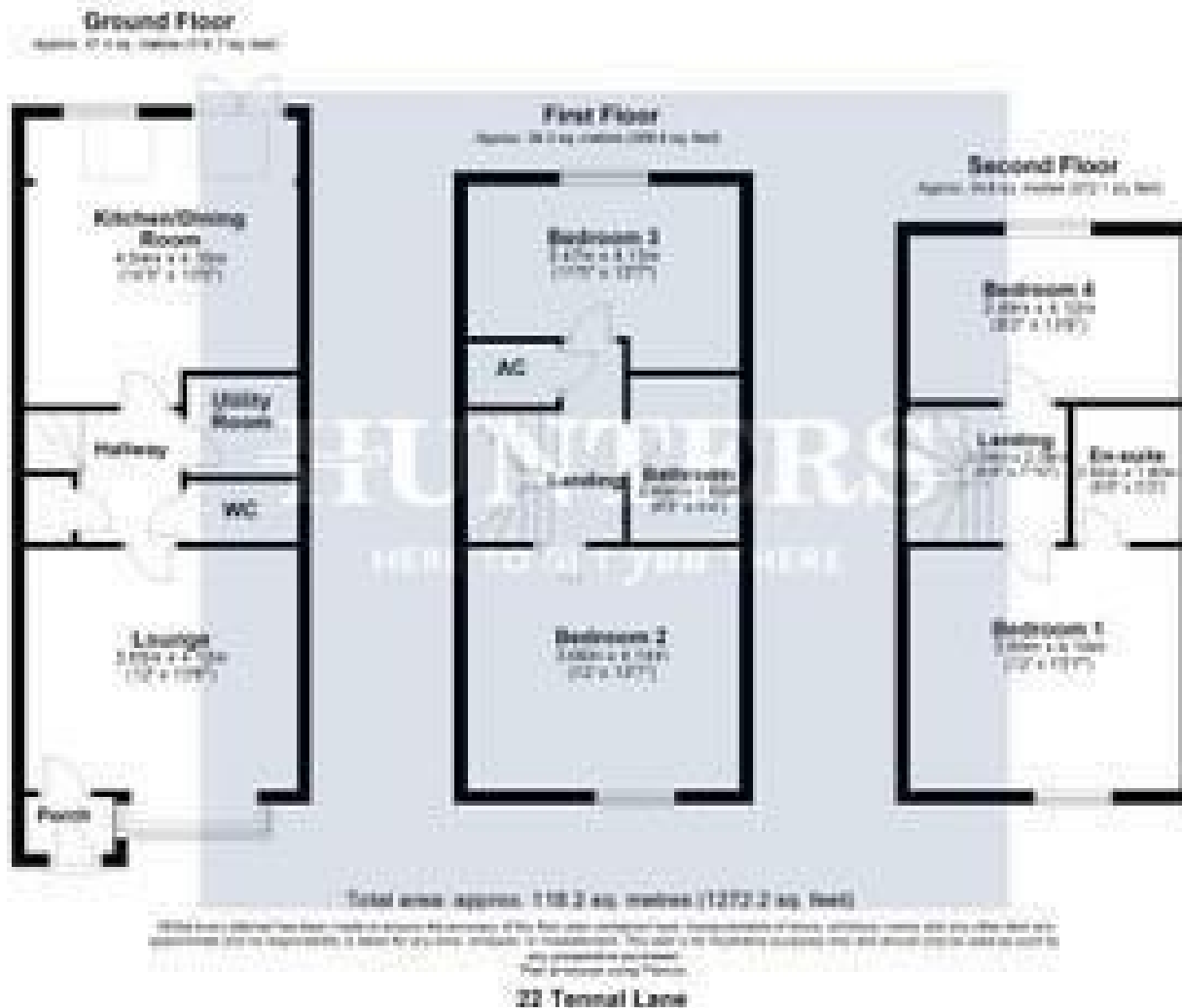


To the first floor is an additional matching luxury fully tiled bathroom suite comprising of WC, wall mounted vanity sink unit and a large bath with separate rainfall shower. The rear garden provides a patio and lawn area, with mature borders to the sides and

a fence surround with rear gate access. The property is situated in a wonderful location just minutes from Harborne High Street and the most highly regarded primary schools within the Harborne area.

The High Street also provides a whole host of award winning restaurants, pubs and eateries. A variety of local shops and transport links within close proximity provide an added convenience and easy commutes to key locations such as the

Queen Elizabeth Medical Complex, Birmingham University and Birmingham City Centre.



23 Tenniel Lane

Viewings

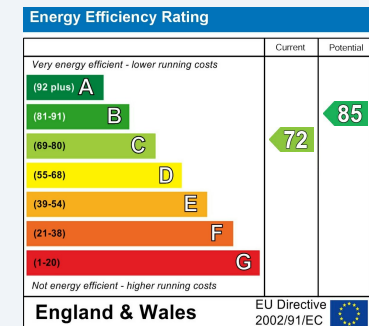
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

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