



**Connells**

Tennal Road  
Harborne



### Property Description

An exceptional five-bedroom, two-bathroom family home that has been recently extended and converted to a high standard, offering contemporary living space with a modern, stylish finish throughout. This impressive property also benefits from a driveway, making it perfectly suited to growing families or buyers seeking flexible, high-quality accommodation in a popular residential location.

The ground floor centres around a large open-plan kitchen, dining and living space, designed for modern family life and entertaining. The kitchen is a real focal point, featuring sleek units, integrated appliances and a striking skylight that floods the room with natural light. A downstairs WC adds everyday practicality, while the overall layout flows seamlessly for comfortable living.

Across the property are five generous and bright bedrooms, each finished to a modern standard and offering excellent flexibility for family use, guests or home working. The home also benefits from two contemporary, fully tiled bathrooms, finished with modern fittings and a clean, elegant design.

Externally, the property continues to impress with a well-maintained outdoor space, while the internal presentation throughout reflects the care and attention given during renovation. Located on Tennal Road, the home is well placed for local schools, amenities and transport links, making it an ideal long-term family home.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Approach

Set back behind a private driveway

### Porch

Enclosed porch, glass panel door leading onto hallway

## Hallway

panelled radiator, window to the side, electrical point, two ceiling light points, stairs off onto first floor, doors leading to living room and open plan kitchen area

## Living Room

bay windows to front, panelled radiator, electrical points, ceiling light point

## Kitchen/Dining Room

electrical points, ceiling light points, tiled floor, panelled radiator, skylight above kitchen area, matching wall and base units with island and utility area, window and patio door to the rear garden, door onto downstairs W.C.

## Downstairs W.C.

panelled radiator, low flush WC, hand wash basin, frosted window, ceiling light point

## Landing

window to the side, electrical point, ceiling light point, stairs carrying onto second floor

## Bedroom One

bay window to front, electrical points, ceiling light point, panelled radiator,

## Bedroom Two

window to rear, electrical points, ceiling light point, panelled radiator

## Bedroom Three

window to front and side, electrical points, ceiling light point, panelled radiator

## Bathroom

full size bathtub and waterfall shower, low flush W.C, wall and floor tiled, frosted window to rear, hand wash basin, storage & vanity mirror, radiator, ceiling light point, fan

## Landing

window to side, ceiling light point

## Bedroom Four

window to rear, panelled radiator, electrical points, ceiling light point, restricted head height.

## Bedroom Five

sloped wall with Velux windows, restricted head height, panelled radiator, electrical points, ceiling light point

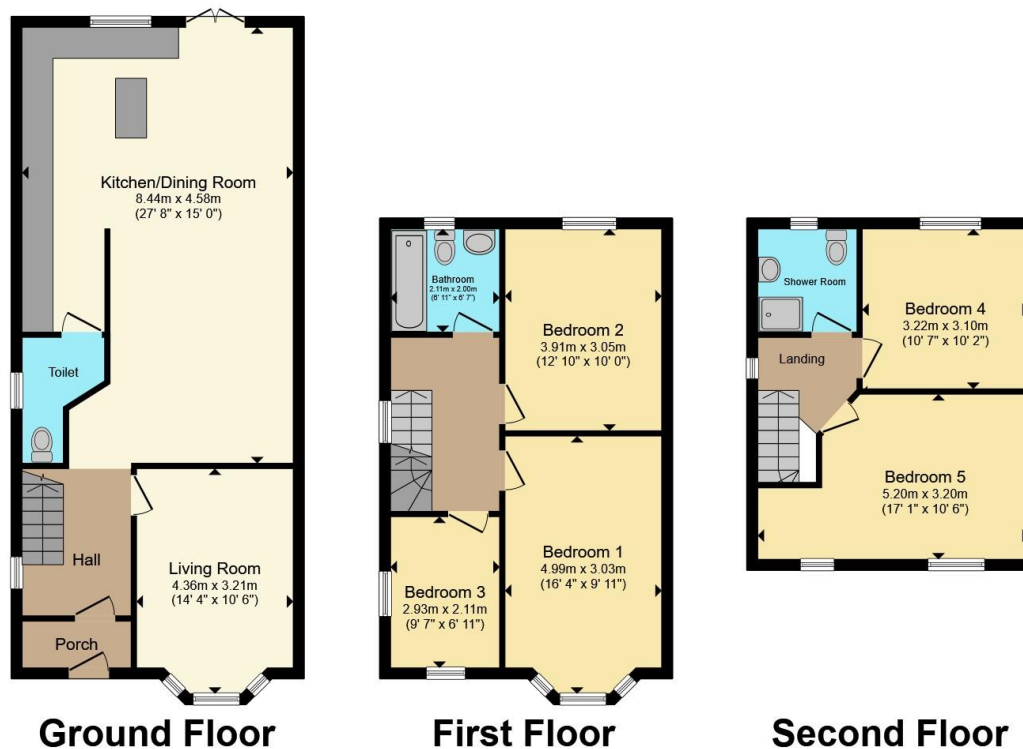
## Shower Room

walk in shower, low flush WC, hand wash basin with storage and vanity mirror, wall and floor tiled, frosted window to rear, radiator, ceiling light point, fan









Total floor area 144.6 m<sup>2</sup> (1,556 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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158 High Street Harborne  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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