

27 TENNAL GROVE, HARBORNE, B32 2HP



A TRADITIONAL THREE BEDROOM SEMI DETACHED RESIDENCE SITUATED
IN THIS QUIET CUL DE SAC AND WITH POTENTIAL TO EXTEND (SUBJECT
TO USUAL PP REGS)
EPC BAND RATING D

OFFERS IN THE REGION OF £285,000



Location

TENNAL GROVE is a quiet cul de sac approached from Tennal Road and is within easy reach of all usual amenities including good transport facilities and schools for children of all ages. In addition Harborne High Street is readily accessible as is the Queen Elizabeth Medical Complex and Birmingham University.

Introduction

27 TENNAL GROVE is a traditional freehold semi detached residence situated on a good corner plot with potential to extend (subject to usual PP regs). The gas centrally heated accommodation comprises: Porch, reception hall, sitting room, dining room and kitchen. At first floor level there are three bedrooms and bathroom. To complement the property there is a side garage and secluded rear gardens.

On The Ground Floor

Set back in this quiet cul de sac beyond a neat front garden the accommodation comprises:

Enclosed Porch

With meter cupboard and multi paned glazed front door.

Reception Hall

Having central heating radiator, ceiling light point, stair case to the first floor landing and inner front door with leaded light windows to side.



Front Sitting Room

14'9" x 10'11" (4.50m x 3.33m) Contemporary living flame effect gas fire, central heating radiator, built in storage cupboards with book shelving over, power points, ceiling light point, cornice and double glazed bay window to front.





Rear Dining Room

12'112 x 10'6" (6.50m x 3.20m) Central heating radiator, power points, ceiling light point, built in storage cupboards with book shelving over, cornice and double glazed french door and windows to rear.



Kitchen

9'6" x 6'4" (2.90m x 1.93m) Sink unit and drainer with base unit beneath, further base and wall units with fitted work tops, gas cooker point, built in storage cupboards, walk in pantry, space for fridge/freezer and double glazed window to rear.



On The First Floor

A tread stair case leads to the first floor landing with access to loft and double glazed window to side.

Bedroom One

15'2" x 10'4" (4.62m x 3.15m) Built in wardrobes, central heating radiator, power points, ceiling light point and double glazed window to front.





Bedroom Two

12'10" x 9'6" (3.91m x 2.90m) Built in wardrobes, central heating radiator, power points, ceiling light point and double glazed window to rear.



Bedroom Three

9'3" x 6'1" (2.82m x 1.85m) Central heating radiator, power points, ceiling light point and double glazed window to front.



Bathroom

Comprising enclosed shower cubicle, low level wc, wash hand basin, central heating radiator, shaver socket, wall tiling and double glazed window to rear.





Outside

The property is situated beyond a front garden and pathway.

The rear gardens comprise flag patio, shaped lawn with inset crazy paved path, flowering and shrub borders and separate vegetable plot. It is fully enclosed with a sunny aspect and enjoys a high degree of privacy.



Side Garage

24'5" x 10'10" (max) (7.44m x 3.30m (max)) Having up and over door to front, plumbing for automatic washing machine, power points, ceiling light points, brick built garden store and door to rear gardens.

General Information

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

TENURE: The agents are advised that the property is Freehold.

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1213.

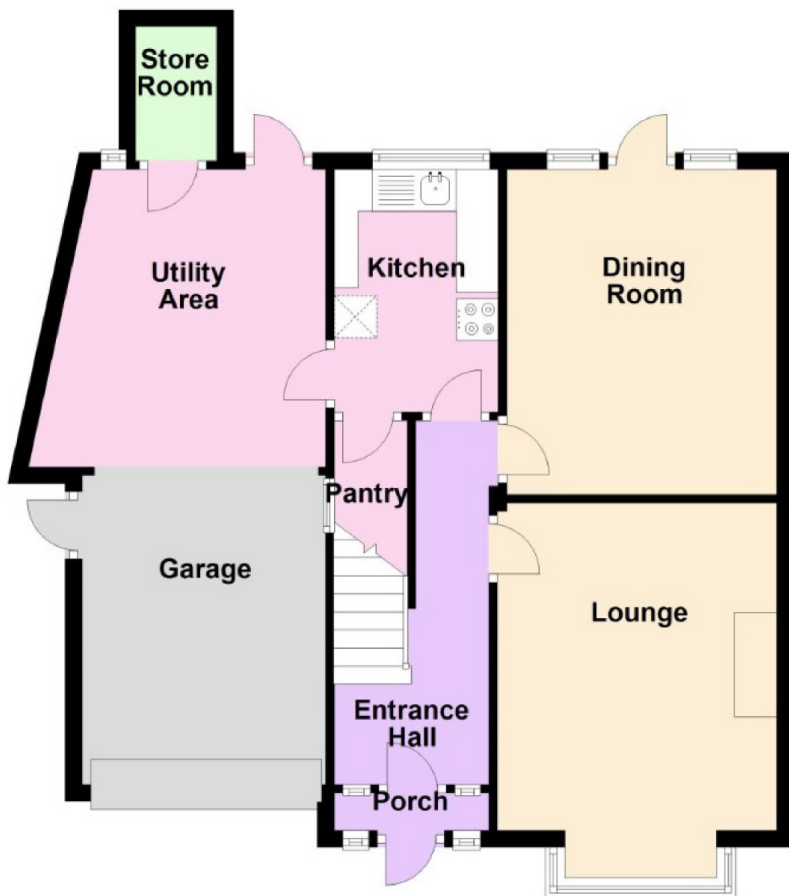






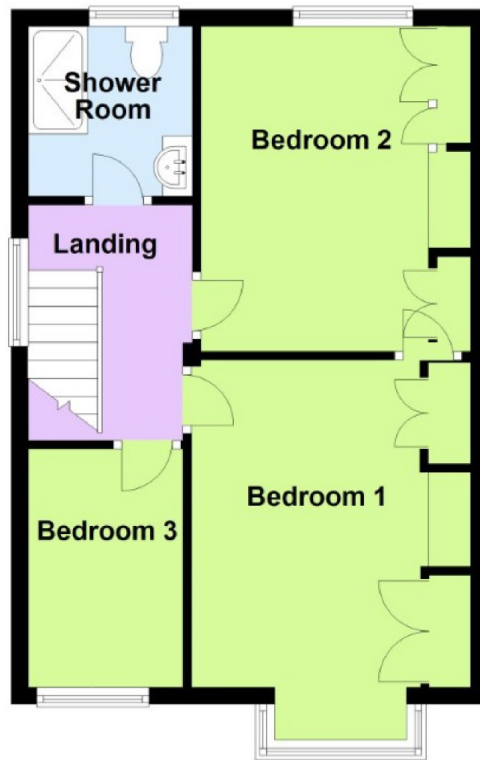
Ground Floor

Approx. 66.4 sq. metres (715.0 sq. feet)

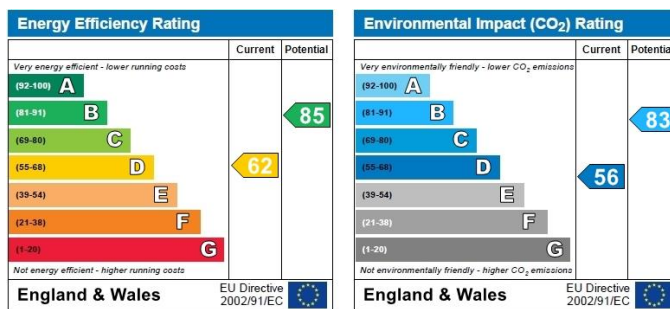


First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



Total area: approx. 108.3 sq. metres (1166.2 sq. feet)



MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".