



212 Tennal Road
Birmingham, B32 2HJ

Offers Over £295,000

Property Description

A spacious and well presented THREE BEDROOM end terraced property situated within this popular neighbourhood within the Quinton/Harborne area. This lovely family home is ideally positioned close-by to a number of local amenities which Harborne has to offer and is just a short commute to Birmingham city Centre via frequent transport links.

The property is briefly comprising of; porch, entrance hallway, front and rear reception rooms, conservatory, fitted kitchen, downstairs shower room, master bedroom with en-suite shower room and two further bedrooms.

Off road parking is available to the front providing ample space for at least two cars, with a secluded garden to the rear which has a raised patio area. Offering no upward chain.

EPC - D / CT Band - C

Location

Situated in close proximity to the QE Hospital and all of the amenities and transport links that Harborne has to offer. The property is located within a good catchment area for schools, nurseries and is near transportation links, supermarkets and is just a short distance (1.4 miles) from Harborne High Street and Waitrose supermarket.

Approach

Sloping slabbed driveway offering off road parking for at least two cars. Steps and further accessible access leading to the front of the property. Front gardens.

Entrance Porch

Windows to front. UPVC door into.

Entrance Hallway

Stairs leading to first floor accommodation. Security alarm installed. Laminate flooring with window to side. Doors to front and rear reception rooms, fitted kitchen and opening to downstairs shower room.

Front Reception Room

Bay window to front. Laminate flooring laid.

Rear Reception Room

Sliding door into conservatory. Laminate flooring laid. Gas fire with wooden surround and marble hearth.

Conservatory

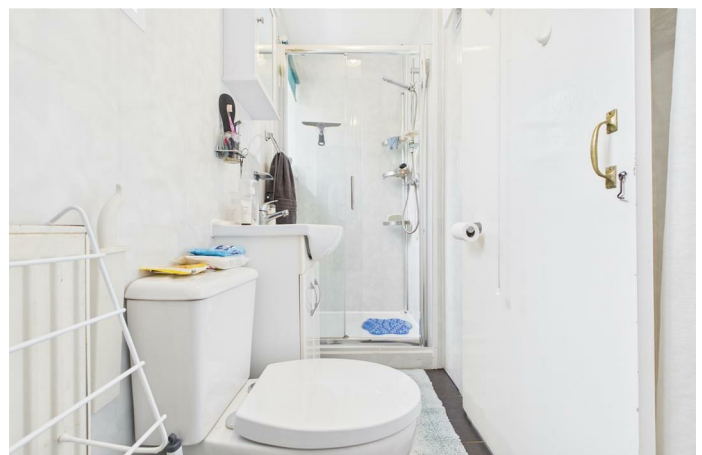
Patio doors to rear. Tiled floor and door leading to:

Fitted Kitchen

Windows to side and rear. A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, built in gas hob with extractor hood built over, built in electric oven/grill and plumbing for a washer. Under counter recess available for freestanding fridge, freezer and dishwasher. Breakfast bar installed. Partly tiled walls and tiled flooring.

Downstairs Shower Room

Low level flush WC and vanity unit wash hand basin installed. Mains fed shower unit installed within a single shower cubicle. Under stairs storage available with windows to side.



Landing

Round feature window to side. Loft access available. Doors leading to all upstairs rooms.

Master Bedroom

Window to front. Door to en-suite shower room.

En-suite Shower Room

Three piece suite comprising; separate single shower cubicle with mains fed shower unit installed, wash hand basin and low level flush WC. Heated towel rail installed. Fully tiled throughout.

Bedroom Two

Window to rear overlooking the rear garden and pond.

Bedroom Three

Window to rear.

Rear Garden

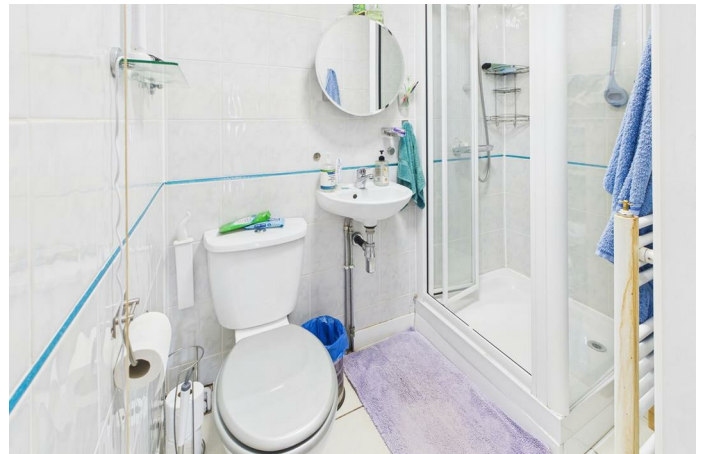
Raised dining patio area with steps leading down to the rear of the garden with wooden shed. Mature landscaped with a raised pond.

Tenure

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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