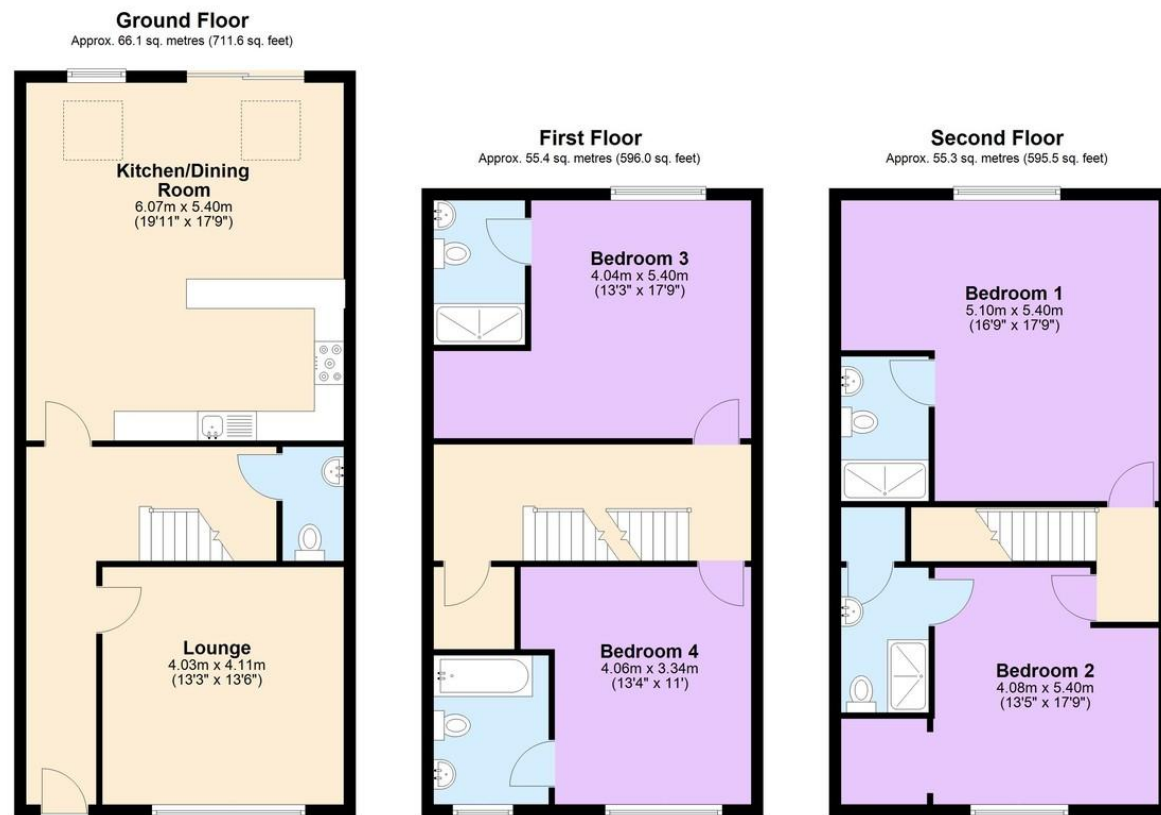




Floor Layout



Total area: approx. 176.8 sq. metres (1903.1 sq. feet)

Total approx. floor area 1,903 sq ft (177 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



The Orchards

Tennal Road

B32 2HL

Asking Price Of £565,000

- 10-Year Building Insurance
- 1903 Sq. Ft.
- Freehold
- High Specification Finish Throughout



**The Orchards,
Tennal Road, Harborne, B32 2HL
Asking Price Of £565,000**



Property Description

DESCRIPTION A bespoke collection of eight, four bedroom family homes located within the heart of Harborne. This much sought after development is located within walking distance to Harborne High Street.

THE ORCHARDS This immaculately presented, BRAND NEW, four-bedroom family home is situated within the sought after development called The Orchards. This premium development is conveniently located within a short few minutes of Harborne High Street and brilliant transport links.

Upon approach to the property, you are greeted by it's attractive façade with a driveway suitable for two or more cars and a lawned area with a pathway leading to the entrance. The stunning family home is spacious, light and boasts incredible high quality fixtures and fittings inclusive of central heating and double glazing throughout. In addition to the great specification of this property, it also benefits from a 10 years new home guarantee to provide additional peace of mind for the lucky purchaser!

Set over three floors, this home briefly comprises of: - A bright and airy spacious hallway with access to all downstairs rooms and a downstairs w/c.. Each of the upper two floors features, two double bedrooms each with en-suite.

Recently landscaped, the rear garden is perfect for those looking for greenspace with low maintenance.

LOCATION The Orchards is located on Tennal Road, a popular location connecting Court Oak Road and War Lane access to Harborne enabling a convenient walk from the attractive boutiques and amenities that Harborne High Street is proud to boast of, including Marks & Spencers Food hall and Waitrose, along with a plethora of independent restaurants and eateries. Queen Elizabeth hospital, Birmingham University and Medical Quarter are within within easy reach, as is Birmingham city centre via arterial road and transport links, whilst very accessible to A38 links to M6 motorway and Birmingham International Airport.

Excellent primary secondary and prep schools are very close by such as the popular Harborne Primary school, but also near to Our Lady of Fatima Primary school,



Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, The Blue Coat and St George's Schools.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band - F

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



**To book a viewing
of this property:**

Call:
0121 4565454

Email:
edgbaston@jameslaurenceuk.com

