

Grove.

FIND YOUR HOME



79 Tennial Road
Birmingham,
B32 2JB

Offers Over £550,000

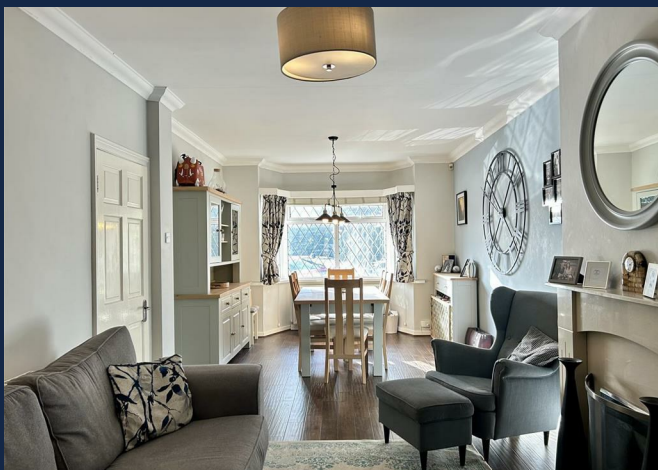


Just moments away from the exclusive Harborne Golf Club is this extended four bedroom, three bathroom home. Situated in a desirable area, this home is well connected to local amenities, schools, and parks, making it an excellent choice for those looking to enjoy the vibrant lifestyle Birmingham has to offer.

The property itself offers a block paved driveway with shared access to the garden via a gate. Inside is an entrance porch and grand hall with access into the through reception room, study/front reception room, downstairs shower room and kitchen. The through reception is currently being used in three sections, a dining room, lounge and study. It offers double opening doors into the solid roof conservatory, which is currently being used as a playroom. The solid wood symphony kitchen is fitted beautifully with integrated appliances and provides access into a rear facing utility space. The ground floor benefits from electric underfloor heating to the entrance hall, kitchen, conservatory, and downstairs shower room. Upstairs are four bedrooms and a family bathroom. The master is particularly impressive, the photos are staged using a super king bed and there is still plenty of room, with an en-suite shower room.

Whether you are looking to settle into a larger family home or position yourself in a friendly neighbourhood to commute into Birmingham, this property on Tennal Road presents a wonderful opportunity to create lasting memories. JH 29/01/2026 EPC=C







Approach

The property is approached via a block paved driveway with boundary wall and gated access. The home is enclosed by fencing and also benefits from a shared side gate providing access to the rear.

Entrance Porch

Via a double glazed obscure stained glass front door into the entrance porch, which features double glazed obscure windows surrounding, fitted storage, and a double glazed obscure internal door with side panels leading into the entrance hall.

Entrance Hall

The entrance hall offers stairs rising to the first floor, a central heating radiator, and doors leading to two reception rooms, the kitchen diner and a downstairs shower room.

Reception Room/Study 17'0" x 7'10" (5.2m x 2.4m)

Featuring a double glazed window to the front, central heating radiator and cupboards housing the electric meter, fuse box, and gas meter.

Through Reception Room 8'10" x 17'0" (2.7m x 5.2m)

A spacious living area with a double glazed bay window to the front and double glazed, double opening French doors leading into the conservatory. The room benefits from two central heating radiators, decorative ceiling coving and feature fireplace.

Conservatory 8'2" x 11'9" (2.5m x 3.6m)

The conservatory features double glazed windows around, a central heating radiator and double opening French doors opening directly onto the rear garden.











Kitchen 18'4" x 14'9" (5.6m x 4.5m)

The kitchen diner offers a double-glazed window to the rear, double-glazed obscure window to the side, a double-glazed obscure door into the utility room and central heating radiator. Fitted with matching Symphony wood-effect wall and base units with square-edge work surfaces and co-ordinated splashbacks, the kitchen includes: Integrated oven, gas hob with extractor over, fridge, freezer, dishwasher, single-basin sink with mixer tap and drainer integrated into the work surface.

Downstairs Shower Room

Comprising a double glazed obscure window to the side, vertical heated towel rail, wash hand basin with mixer tap, low-level flush WC, corner shower enclosure, and built-in storage.

Utility Room 8'10" x 6'10" (2.7m x 2.1m)

The utility room benefits from double glazed windows, a double glazed door to the side, base units, a single basin sink with mixer tap and drainer, space for white goods and a central heating radiator.

First Floor Landing

With a central heating radiator and doors providing access to four bedrooms and the family bathroom.

Master Bedroom 12'5" max 9'10" min x 14'9" (3.8m max 3.0m min x 4.5m)

The principal bedroom features two double glazed windows to the rear, a central heating radiator, and a door leading into the en suite shower room.

En Suite Shower Room

Fitted with a double glazed obscure window to the side, low level flush WC, wash hand basin with mixer tap, vertical heated towel rail and a corner shower enclosure.

Bedroom Two 11'11" min 14'5" max x 8'10" (3.64m min 4.4m max x 2.7)

Offering a double glazed window to the rear, central heating radiator and fitted wardrobes.

Bedroom Three 9'6" x 12'5" max 9'10" min (2.9 x 3.8m max 3.0m min)

A generous bedroom with a double glazed bay window to the front, central heating radiator, fitted wardrobes and loft access.

Bedroom Four 4'7" min 10'9" max x 6'6" min 8'10" max (1.4m min 3.3m max x 2.0m min 2.7m max)

Featuring a double glazed window to the side, double glazed window to the front, central heating radiator and dado rail.





Family Bathroom

The family bathroom comprises a double glazed obscure window to the front, low level flush WC, bath with mixer shower tap, wash hand basin with mixer tap, corner shower enclosure and a vertical heated towel rail.

Rear Garden

Offering a slabbed patio area, paved pathway leading to a shed, and a lawned area bordered by established beds with a variety of trees and shrubs. Additional features include an external power socket and outdoor tap.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is D

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

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We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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