

**Land at Tennial Road
Harborne
Birmingham B32 2LB**

An area of 0.46 of an acre (0.186 Ha) with potential for residential development subject to the grant of planning permission.

Situation: On the north side of Tennial Road opposite its junction with Copperbeech Close and about 250 yards to the east of the junction with Tennial Lane. The site is in an established residential area about a quarter of a mile to the south of Court Oak Road.

The A456 Hagley Road is about a mile to the north which provides direct links to the M5 at Junction 3 and Birmingham City Centre which is approximately 4 miles to the east. The site is within reasonable walking distance of Harborne Village Centre and Harborne High Street, with Harborne Golf club and the Harborne Pool & Fitness Centre about a mile away.

Description: Currently part of a landscaped garden, a flat site of about 0.46 of an acre (0.186 Ha) which is approximately 3 feet above the level of the adjoining Tennial Road to which it has a frontage of about 190 ft.

Title: Freehold with vacant possession.

Town Planning: A Planning Appraisal has been undertaken by Brooke Smith Planning, a copy of which is available on request.

Viewing & Further Information: All inspections are strictly by appointment.

Contact: Richard Pomfret or Nigel Grugeon at Reeves & Partners.

Tel: 01926 427100. email: richard@reevesandpartners.com or nigel@reevesandpartners.com