



Michelle & Co.
PROPERTIES

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27 Wentworth Road
Birmingham, West Midlands, B17 9SN B17 9SN

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A superbly presented, Charming 5 bedroom, Victorian family home, located on one of Harborne's most prestigious roads.

- > Inviting entrance hall
- > Fabulous open plan Sitting room into Dining room
- > Superb Kitchen/Dining/ Snug
- > Guest WC with separate laundry room
- > Principle bedroom suite with Dressing room and bathroom
- > Two further double bedrooms and two single rooms
- > House shower room
- > Welcoming courtyard/garden
- > Block paved drive and parking off road
- > EPC = D





Description

Accommodation in brief: Walled driveway, Off road parking, Traditional open porch, Entrance Hall, Open plan sitting room through to Dining room, Superbly fitted & spacious Kitchen/Diner/Snug, Separate laundry room & Guest WC, Principle suite with full en-suite bathroom and dressing room, Two further double bedrooms, two single bedrooms, House shower room, walled Mediterranean courtyard with a large store room and side gated access.

Full description: It is not often that properties like this come to market in Harborne and anyone who is familiar with prestigious Wentworth Road, will know the "6 tall cream painted Victorian houses" as they are quite an iconic landmark. The current vendors have happily lived in the property for 20 years and have made the property work for modern family living, blending contemporary interiors into the carefully retained original features. So much, time, effort and thought has lovingly gone into the house by the current owners, and this is obvious to anyone who views this charming home. Approached over a blocked paved drive with wrought iron railings and steps to the open porchway with Minton tiled floor, the front door with leaded windows opens to an inner vestibule, also with Minton tiled floor. The inviting, large commanding hallway boasts character features such as traditional corning and feature archway along with the beautiful, engineered wood flooring. Positioned to the left of the hallway, the wooden flooring continues into the impressive sitting room with contemporary gas fire and bay window overlooking the front elevation and driveway. Leading from this room, is the second reception room/dining room with French doors that lead to the delightful Mediterranean style courtyard garden. From the hallway, stairs lead down to a half landing, where the fully tiled guest WC is located, continuing down the stairs, is the separate laundry room with range of units and sink, an archway leads into the heart of this beautiful Victorian home, where you will find the open plan kitchen/diner/snug area. This purposely designed, well-proportioned room has hosted many family gatherings and parties. It has a great feel with its cosy low ceiling with an expanse of recessed spotlights and integrated sound system. Every thought has gone into this large area with its floor to ceiling range of kitchen units, making the units seem like furniture, giving a seamless look, and offering ample storage space and housing integral appliances. In the centre of the room is the impressive centre island beautifully finished with Corian work surface, inset sink, Quooker tap, having deeps drawer for storage and wine cooler. The centre island is ideal for informal suppers, delicious Sunday brunch or a place to enjoy weekday family meals. The spacious dining area is to the front of the property and snug area to the rear of the property with French doors to the Mediterranean courtyard/garden. Stairs from the hallway leads to the first floor where the dual aspect principal bedroom suite is located. This room offers a luxurious haven with its well-appointed en-suite bathroom having contemporary roll top bath, walk in shower, archway to the light and airy dressing room with built in wardrobes on both sides and Karndean flooring throughout. On the same floor, another bedroom is situated overlooking the front elevation and having a built-in wardrobe. A further staircase leads to the top floor with skylight on half landing, to the right is a spacious double bedroom with range of fitted wardrobes overlooking the rear elevation, a further double bedroom, again with range of fitted wardrobes situated to the front elevation, the single bedroom/study with fitted wardrobe and sky light and the fully tiled shower room is located on this floor and services the remaining bedrooms.

Outside: To the rear of the property, doors leading from both the kitchen area and Dining area with steps up to the Mediterranean Courtyard which is a great space for barbeques or relaxing with a gin & tonic in the early evening. To the rear of the courtyard, is a summer house/storage space, gate leading to the side of the property.

Location: Wentworth Road is one of the most prestigious roads in the sought-after location of Harborne. Harborne High Street is readily accessible with its excellent shopping facilities restaurants and cafes including M & S food Hall and Waitrose, whilst there is also easy access to Birmingham City Centre, Birmingham University, and the Queen Elizabeth Hospital. Within walking distance of Harborne, is Edgbaston Village which is home to award winning Michelin star restaurant, Simpsons and the gastro pub, The Highfield as well as enjoyable canal sidewalks that leads into the City Centre. Public transport is also easily accessible with a range of buses travelling into the City Centre. The surrounding areas offers highly regarded schools, including Harborne Junior & Infant school and The Blue Coat school. Harborne also has many sporting facilities including Edgbaston & Harborne gold clubs, Edgbaston Priory & Edgbaston Archery tennis clubs, sailing at Edgbaston Reservoir, the Warwickshire County Cricket Ground and Birmingham Botanical Gardens.

Tenure: The Vendor has notified Michelle & Co. that the property is freehold.

EPC: D

Council Tax Band: F.





Total area: approx. 196.5 sq. metres (2115.6 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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Directions

From the office head south-east on New Rd/B4184 towards Ednall Lane, turn left onto A38 and at the roundabout take the 2nd exit and stay on A38. At Forest Island, take the 1st exit onto Birmingham Rd/A38, continue to follow A38 and at Lydiate Ash Interchange, take the 3rd exit to merge onto M5. At junction 3, take the A456 exit to Birmingham, at Quinton Interchange, take the 3rd exit onto Quinton A456 then at the roundabout take the 2nd exit onto Quinton Lane. At the roundabout, take the 3rd exit onto Worlds End Lane, at the roundabout, take the 2nd exit onto Court Oak Road/A4123 make a slight left onto Croftdown Road then a right onto Lordswood Road. Finally turn left onto Wentworth Road and the property will be on the left.

Tenure

Our client advises us that the property is Freehold but prospective purchasers are advised to consult their solicitors for verification.

Local Authority

Birmingham City Council

Viewing

Strictly via Michelle & Co Properties on 01527 306161

Total Area

Approx. 2115.6 sq. feet

Energy performance certificate (EPC)



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These particulars are NOT to form part of a sale contract and may be subject to errors and/or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise to their correctness. All fixtures and fittings, chattels and other items not mentioned, are specifically excluded unless otherwise agreed within the sale contract documentation or left in situ and gratis upon completion. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/building regulations' status, estimated square footage, or the availability/operation of services and/or appliances. The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, any other issues or planning/building regulations' matters which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase.

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