



**73 WENTWORTH ROAD**

HARBORNE, EDGBASTON, BIRMINGHAM B17 9SS

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS



# 73 WENTWORTH ROAD

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£1,300,000

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A handsome double-fronted Victorian detached house with elegant accommodation extending in all to nearly 3,000 sq ft (plus outbuildings). Three reception rooms, modern kitchen with breakfast area/conservatory, converted basement with additional living room/office/gym, five bedrooms and three bathrooms over two upper floors. Superb garden, outbuildings, driveway parking, tandem garage. Total plot approx. 0.25 acre.

## Situation

The property is conveniently placed within a few hundred meters of Harborne High Street with its many amenities including a variety of local shopping as well as a Waitrose, Marks & Spencer Food Hall, a good selection of eateries, bistros, bars and pubs. There is an easy and frequent bus service to and from Birmingham City Centre which lies approximately three miles distant. The highly sought after Harborne Primary School is less than a 400m walk along Wentworth Road. Harborne Pool and Fitness Centre on Lordswood Road is just over 300m away.

## Description

73 Wentworth Road was built in circa 1886 and displays many classic Victorian features both inside and out. The house stands proud on the road with its tall double-fronted façade featuring light grey painted brickwork with attractive arched window headers, a classic central entrance with arched fanlight and door surround, and beautiful decorative corning with dentil moulding. The accommodation offers nearly 3,000 sq ft of living space (plus outbuildings) set over 4 floors including an excellent converted basement.

## The Ground Floor

The property is entered via a solid wood front door into an enclosed entrance porch with Minton tiled flooring and a beautiful stained glass inner front door. The Minton flooring runs through into the 'L' shaped reception hall.









The sitting room is to the rear and has a full-height bay window overlooking the garden, and a stunning ornate fireplace with classical carved motifs and fluted columns and a black granite hearth with cast iron and brass fire grate with coal effect gas fire.

The dining room boasts impressive proportions and could comfortably accommodate a table for 12. There is a triple sash bay window to the front, exposed treated floorboards, and a feature fireplace with a rich polished wood surround with delicate inlaid marquetry detailing and decoratively tiled slips.

The third reception room is presently a study/snug and has two sash windows to the front, fitted bookcases to one wall, and feature fireplace with cast iron and decorative tiled surround and coal effect gas fire.

The kitchen was refitted in 2022 and features modern white gloss base and wall units with hard-wearing slim profile grey composite work tops. There is a Meile integrated dishwasher, Liebherr integrated fridge freezer, gas fired Aga, Bosch electric oven, and Bosch induction hob with extractor over. A conservatory opens off to the rear of the kitchen and provides a most delightful dining area from which beautiful views over the garden can be enjoyed.

Completing the ground floor accommodation is the cloakroom WC/utility room which has WC, wash basin, fitted unit with space and plumbing for a washing machine and tumble dryer.

### **The Basement**

In 2019 the present owners undertook a significant project to convert the basement into a more useable space. This involved comprehensive damp proofing works and digging the floor down to create sufficient head room. The basement adds over 300 sq ft of additional living and storage space including a main room which has a lightwell window to the rear for natural light and ventilation. This room makes for an ideal gym, games/TV room, or home office. Wiring and power points have been put in for a wall mounted TV. Off this room is a useful store room, and a superb wine cellar with high quality oak fitted wine racks and crate shelves. Another separate room houses the modern Megaflow pressurised hot water cylinder and Worcester central heating boiler.









### The First Floor

There are four excellent double bedrooms on the first floor, two to the front and two to the rear. The largest of the bedrooms has extensive fitted wardrobes to one wall and an en suite "Jack & Jill" shower room which can also be accessed off the landing and which has curved shower enclosure, WC and wash basin. The second largest bedroom also has extensive fitted wardrobes and drawer units to one wall. There is a house bathroom with bath, WC and wash basin.

### The Second Floor

At the top of the stairs the landing has been cleverly sub-divided to create two compact offices; a larger one to the front and a smaller one to the rear. The majority of the top floor however comprises a superb bedroom suite which is extremely spacious and has two dormer windows with splendid elevated views to the rear, and a bank of fitted wardrobes all along one wall. The room is served by an en suite shower room with shower enclosure, wash basin and WC.

### Outside

To the front is a blue brick driveway and pretty fore-garden set behind a low level brick wall with screening hedge. Leading off the driveway to the left hand side is a tandem garage with electrically controlled up and over door and a Zappi electric vehicle charger. Behind the garage is a courtyard area and a detached brick outbuilding with a double glazed roof lantern which serves as an excellent potting shed/garden store. There is also a gardener's loo.

The rear garden is truly delightful and has a large raised terrace which leads down through mature beds and borders to a small upper lawn which in-turn leads down to the substantial main lawn which has a paved path to one side and well-stocked borders and mature hedges to either side. To the far end of the garden is a vegetable patch as well as a compost area and an additional paved seating area, perfectly placed to catch the afternoon and evening sun. We have measured the total plot to be in the order of a quarter of an acre.

### General Information

**Tenure:** The property is freehold.

**Council Tax:** Band G.

Published April 2025

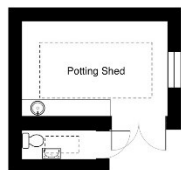




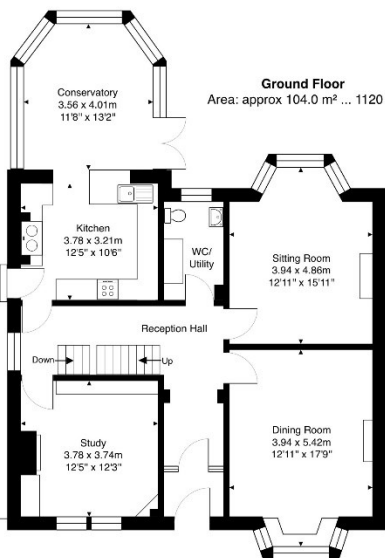
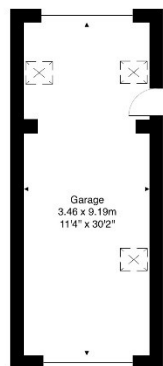




**Outbuilding 2**  
Area: approx 12.9 m<sup>2</sup> ... 139 ft<sup>2</sup>

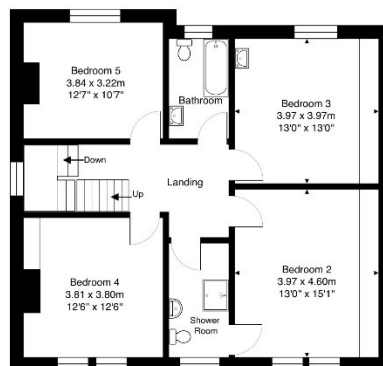


**Outbuilding 1**  
Area: approx 31.8 m<sup>2</sup> ... 342 ft<sup>2</sup>

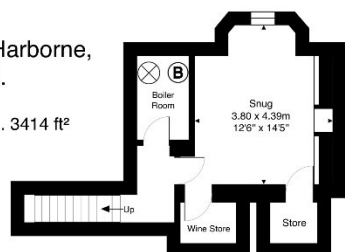


**Ground Floor**  
Area: approx 104.0 m<sup>2</sup> ... 1120 ft<sup>2</sup>

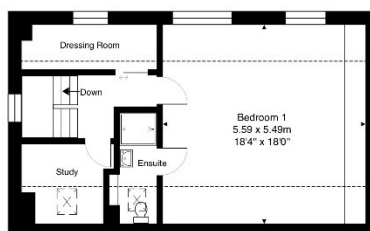
**First Floor**  
Area: approx 87.7 m<sup>2</sup> ... 944 ft<sup>2</sup>



**Basement**  
Area: approx 28.9 m<sup>2</sup> ... 311 ft<sup>2</sup>



**Second Floor**  
Area: approx 51.8 m<sup>2</sup> ... 558 ft<sup>2</sup>



73 Wentworth Road, Harborne,  
Birmingham, B17 9SS.

Total Area: approx 317.2 m<sup>2</sup> ... 3414 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
Area figures are approximate only  
Contact agent for more details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		

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