



Connells

Wentworth Way
Harborne



Property Description

Welcome to this stunning extended family home located in Harborne. As you step through the welcoming entrance hallway, you'll immediately sense the warmth and elegance this residence exudes. The spacious lounge offers a perfect retreat for relaxation and family gatherings, with its ample natural light and cozy atmosphere. The true heart of this home is the beautifully extended family kitchen. Designed with both functionality and style in mind, this kitchen boasts high-end finishes, an abundance of storage, and chic curved end units that add a touch of modern flair. Fully equipped with top-of-the-line appliances, it's ready to handle everything from everyday meals to elaborate dinner parties. Adjacent to the kitchen is a separate dining area, perfect for hosting family and friends, with doors that open out onto a lovely patio, seamlessly blending indoor and outdoor living. On the first floor, you'll find three excellent bedrooms, each offering a comfortable and private space for rest and relaxation. The bespoke shower room is a highlight, featuring custom fittings and finishes that add a luxurious touch to your daily routine. Overall, this home is truly unique, combining classic charm with contemporary comforts to create a perfect family haven in one of Harborne's most sought-after locations.

Entrance Porch

With door leading on to hallway.

Entrance Hall

Welcome to this inviting entrance hallway, featuring a stylishly tiled floor that adds a touch of elegance. The semi-glazed door provides a glimpse into the spacious lounge beyond, creating an airy and open feel. A well-appointed staircase leads to the first floor, ensuring a smooth transition between levels while maintaining the home's sophisticated aesthetic.

Lounge

13' 5" max x 19' 9" max (4.09m max x 6.02m max)

Step into the spacious yet cosy lounge, designed to be the heart of the home for the whole family. The room

features a charming archway that adds character and a sense of flow to the space. Ample walk-in storage ensures everything has its place, keeping the area tidy and clutter-free. With its warm ambiance and inviting layout, this lounge is the perfect spot for relaxation, entertainment, and making cherished memories with loved ones.

Kitchen

20' 5" x 16' 11" (6.22m x 5.16m)

The stunning extended family kitchen is a masterpiece of modern design and functionality, offering an inviting space for both everyday living and special occasions. Fully fitted stylish curved units, which create a seamless and elegant flow throughout the room. These units are meticulously crafted, blending form and function, and adding a touch of sophistication to the overall aesthetic. Larder units that provide ample storage space, allowing for easy organization of pantry items, cookware, and more. The clever use of space ensures that everything has its place, maintaining a clutter-free environment. Complementing the larder units are deep and well-organized cutlery drawers, designed to keep all your utensils neatly arranged and within easy reach. The kitchen's composite worktops are not only visually stunning but also highly durable, offering a sleek and smooth surface for all your culinary activities. These worktops are resistant to scratches, and stains, making them both practical and beautiful.

Storage solutions are a key feature of this kitchen, with innovative designs that maximize space and accessibility. Every corner is utilized efficiently, from pull-out shelves to hidden compartments, ensuring that all your kitchen essentials are easily accessible yet discreetly tucked away. High-end appliances are seamlessly integrated into the kitchen's design, providing top-of-the-line functionality and convenience. The state-of-the-art oven and microwave are built-in, offering advanced cooking capabilities and a sleek, modern look. The dishwasher, also fully integrated, ensures that clean-up is a breeze, maintaining the

kitchen's pristine appearance. Overall, this extended family kitchen is a harmonious blend of style and practicality, offering an exceptional space that caters to all your cooking, dining, and entertaining needs. Its thoughtful design and high-quality finishes make it a true centrepiece of the home, perfect for creating lasting memories with family and friends.

Dining Room

The dining area, seamlessly connected to the kitchen, serves as a delightful extension of the culinary space, perfect for both intimate family meals and grand gatherings. This area is designed with a keen eye for elegance and comfort, ensuring that every dining experience is memorable. At the heart of the dining area are the stunning bifold doors, which open up to reveal breathtaking views of the private garden. These doors are not only a beautiful design feature but also practical, allowing natural light to flood the space and creating a seamless transition between indoor and outdoor living. When fully opened, the bifold doors transform the dining area into an alfresco dining experience, perfect for enjoying warm, sunny days and cool evenings with the tranquil backdrop of the garden. The flooring throughout the dining area is laid with Amtico, known for its exceptional quality and durability. The Amtico flooring brings a sophisticated and contemporary touch to the space, while also being easy to maintain and resilient against everyday wear and tear. Its subtle yet elegant pattern complements the overall design, adding warmth and texture to the room. The layout of the dining area is thoughtfully planned to ensure maximum comfort and functionality. The spaciousness allows for a large dining table, accommodating family and guests comfortably, while still leaving ample room for movement. The area is illuminated by stylish lighting fixtures that create a warm and inviting ambiance, perfect for any occasion.

Decorative elements, such as elegant window treatments and tasteful artwork, enhance the overall aesthetic, while the neutral colour palette provides a serene and welcoming atmosphere. The dining area's design harmoniously blends with the kitchen, ensuring a cohesive and fluid transition between the two spaces.

The views over the private garden are a highlight, offering a picturesque and peaceful setting that enhances the dining experience, whether enjoying a casual breakfast or a formal dinner.

Landing

Ceiling light point, loft access with pull down ladder partly boarded with a light, airing cupboard housing combi boiler.

Bedroom One

10' 4" x 13' 2" (3.15m x 4.01m)

Double glazed window to front, ceiling light point, panelled radiator.

Bedroom Two

8' 3" x 12' 7" (2.51m x 3.84m)

Ceiling light point, double glazed window to rear, radiator.

Bedroom Three

6' 4" x 10' 1" (1.93m x 3.07m)

Double glazed window to front, ceiling light point, radiator, storage cupboard.

Shower Room

8' 3" x 5' 6" (2.51m x 1.68m)

Experience the luxury of this stunning shower room, thoughtfully designed with every modern comfort in mind. The space is beautifully adorned with Nuance wet wall panels, offering both style and practicality. The walk-in rainfall shower provides a spa-like experience, with water cascading gently for ultimate relaxation. A sleek low flush WC complements the contemporary design, while the vanity wash hand basin offers both elegance and functionality. Every detail in this shower room has been carefully curated to create a serene and sophisticated environment.

Rear Garden

Discover the tranquillity of this enclosed rear garden, thoughtfully designed over three levels to maximize both space and enjoyment. The garden offers a serene escape, backing directly onto a picturesque golf course, ensuring scenic views and a sense of openness. Each level has been carefully landscaped, with the top tier featuring a private, sunny patio perfect for alfresco dining or relaxing in the sun. This multi-level garden seamlessly blends natural beauty with practical outdoor living spaces, providing a perfect haven for relaxation and outdoor activities.

Garage

Garage available in a separate block within view and walking distance of the property.









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