



7 Wentworth Road, Birmingham, B17 9SH

**£630,000**

Hadleigh Estate Agents are delighted to offer this stunning three bedroom home for sale. Offered with no upward chain the property is located in the heart of Harborne. Being within walking distance to Harborne High Street, offering an abundance of shops, bars, restaurants and cafes, there are also nearby "Outstanding" Primary schools. Further benefitting from excellent transport links into Birmingham City Centre, University of Birmingham and Queen Elizabeth Hospital.

The property comprises, new driveway and electric charging point, entrance porch and hallway. To the front of the property are two spacious reception rooms, enclosing bespoke shelving, fitted shutters and feature fireplaces.

To the rear of the property is an additional reception room, guest WC, under stairs storage and spacious kitchen diner. This house boasts a large cellar, offering fantastic potential and private rear garden.

Upstairs comprises, landing with sky light, two double bedrooms, family bathroom with shower over bath and large master bedroom. The master bedroom offers a modern en-suite shower room. Bespoke fitted wardrobes have been added along with new flooring.

Call Hadleigh Estate Agents today to arrange your viewing.

The property is freehold.



# Floor Plan

Approx Gross Internal Area  
117 sq m / 1259 sq ft

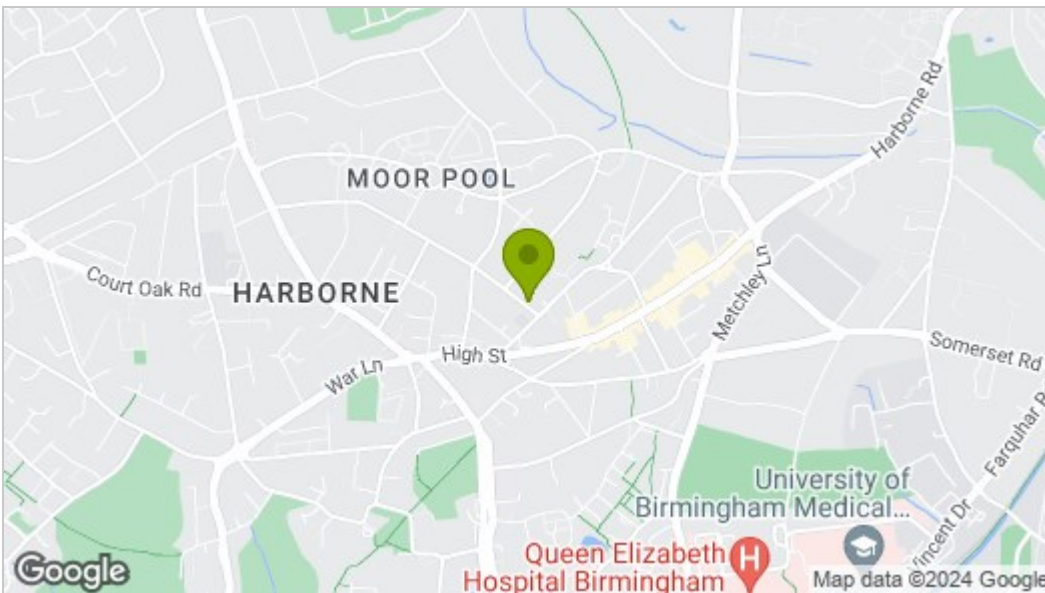


Ground Floor  
Approx 61 sq m / 662 sq ft

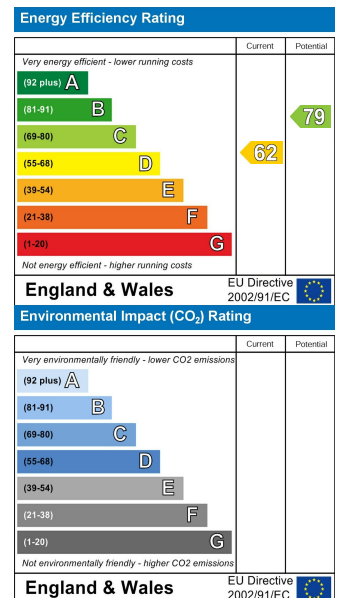
First Floor  
Approx 56 sq m / 598 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.