



Wentworth Road,
Birmingham,
B17 9SN

£775,000

5 2 3 D

An enviable and beautifully appointed five bedroom period property situated in this prestigious location in the heart of Harborne in very close proximity to the High Street. This luxurious Victorian residence provides over 2100 square feet of internal accommodation which is bursting with character and original features throughout. Providing off-street parking and being sold with No Upward Chain.

The residence is set over four floors and is fully double glazed with gas central heating. The property is positioned away from street level with a blue-brick blocked paved driveway and pathway and steps leading to the enclosed vestibule and property entrance with a wrought iron rail and brick boundary. As you enter the stained-glass front door, a grand entrance reception greets you with Minton tiled floor, traditional cornicing and feature archway accompanied with a beautiful engineered wood flooring and wide staircases to upper and lower floors. To this level, a superbly appointed through reception room has a continuation of the wooden flooring along with a contemporary gas fire and feature bay window overlooking the front elevation. The rear element of this reception room provides French doors that lead to the secluded Mediterranean style courtyard garden.

Towards the lower ground level, a fully tiled guest WC is located alongside a practical utility room offering a range of units, sink and space for washing machine and tumble dryer. The lower ground floor occupies the core of this family home, providing dining and snug areas in between a luxury integrated kitchen, perfectly designed for the entertainment of family and guests alike with its own integrated sound-system. The kitchen area provides floor-to-ceiling units and all the expected integrated appliances alongside a beautiful matching centre island, complete with Corian worktops, sunken sink with 'Quooker' hot tap, wine-cooler and breakfast bar area, the snug area provides access out to the Mediterranean courtyard

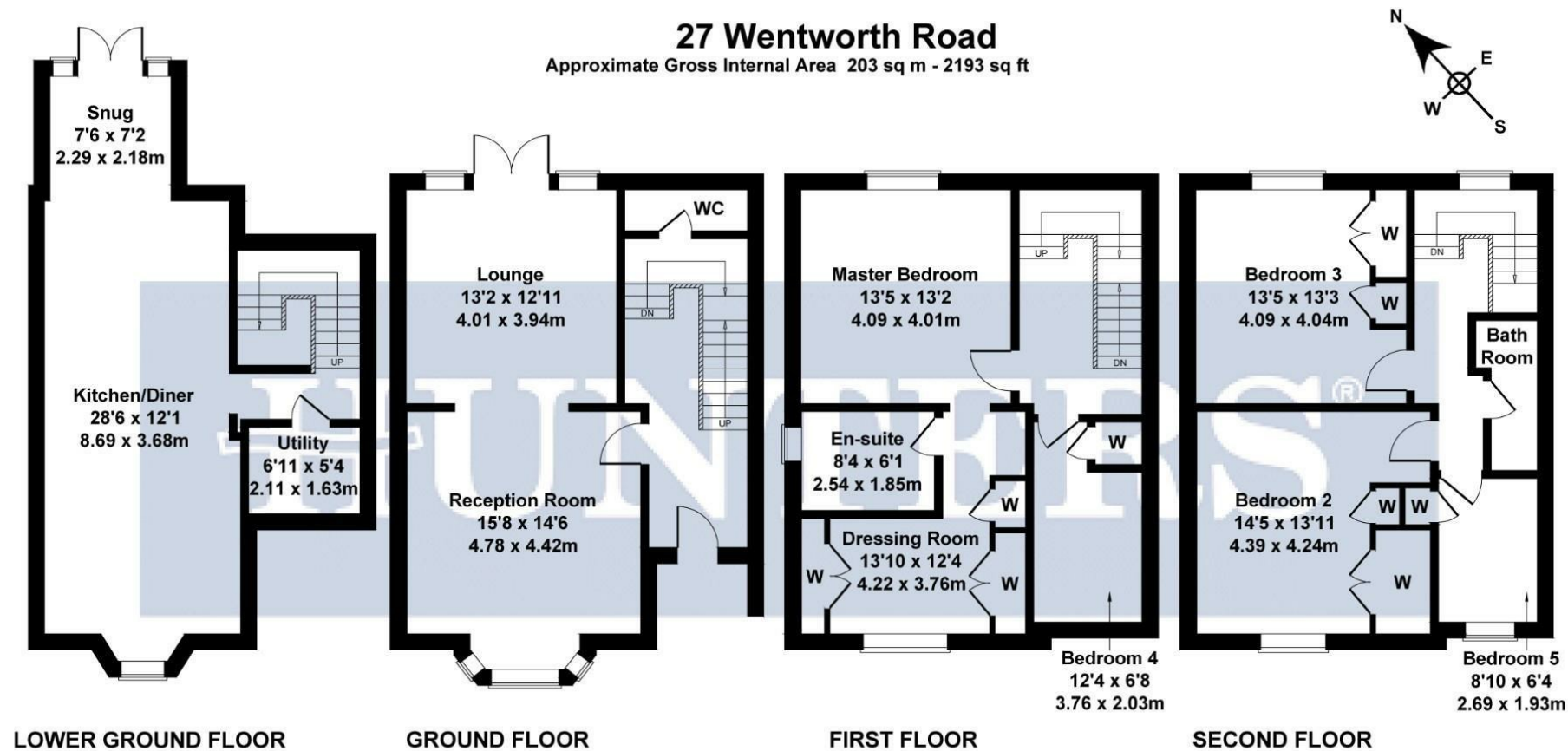


As we head up to the upper floors, a spacious landing provides access into a wonderful and luxurious master suite, this extremely spacious bedroom offers a fantastic dressing room with built-in wardrobes on either side and Karndean flooring throughout, in addition. a luxurious en-suite bathroom provides a statement roll-top bath with a separate walk-in shower. Also located on this floor is another bedroom overlooking the front elevation, currently used as a study room but provides a useful built-in wardrobe. The staircase then leads to the top floor with a feature skylight on the half landing, to the top floor is a further three bedrooms, including two generously sized double rooms, both providing a range of fitted wardrobes, and a smaller sized bedroom or study which also provides a fitted wardrobe and 'Velux' skylight. The internal accommodation is completed with a fully tiled shower-room suite.

To the rear of the property is a superbly designed Mediterranean courtyard. This secluded low-maintenance outside space is accessible from both the ground and lower levels and provides a tranquil area of outside space to suit an individuals needs. Towards the back of the courtyard, is a summer house/storage space, and also a side gate access point.

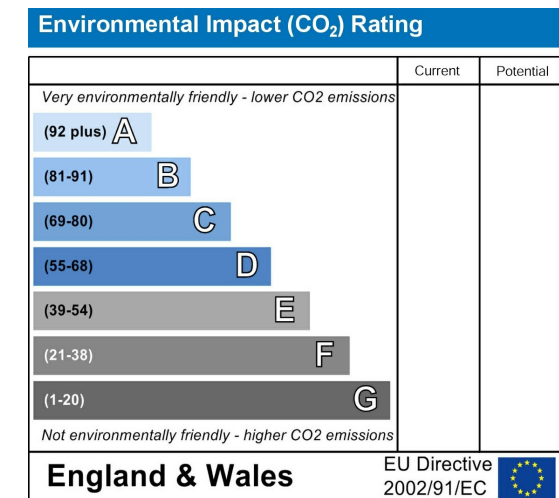
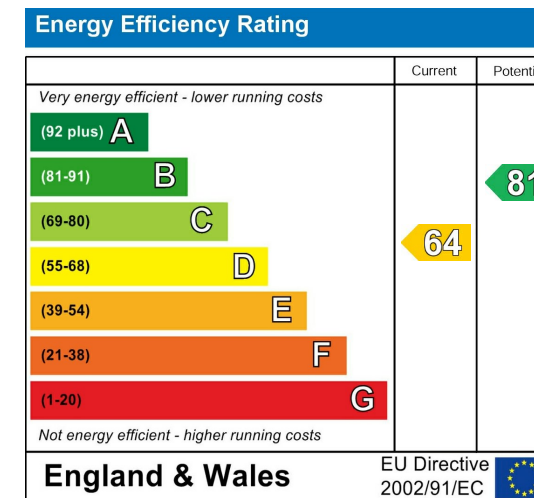
Wentworth Road is superbly located in the heart of Harborne Village and this property is in immediate proximity of the highly sought-after Harborne Primary school. This prestigious address is renowned for its short distance to the boutique shops and high end supermarkets within the area, a fantastic array of award winning eateries and local pubs also provide for a vibrant and bustling night life. Harborne Pool & Fitness Centre is situated just around the corner. This location remains highly sought after by medical staff and lecturers working within the Birmingham University's Edgbaston campus and Queen Elizabeth Medical Complex, both of which are just under a mile away.

Tenure: Freehold
Council Tax Band: F



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2024

- A Stunning Five-Bedroom Period Residence
- Central Harborne Location in Very Close Proximity to Harborne Primary School and High Street
- 2281 Square Feet of Luxurious Internal Accommodation
- Off-Street Parking
- Beautiful Original Ornate Features Throughout
- Excellent Links to QE Medical Complex and Birmingham University
- No Upward Chain
- EPC Rating - D



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.