



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

3 1 2 D

# Wentworth Road, Birmingham

## Offers In The Region Of £535,000



A beautifully maintained and deceptively spacious semi-detached period property situated in this prime central Harborne location on the doorstep of Harborne Primary School and the High Street. This three bedroom family home has retained plenty of original character and includes a wonderful rear garden and driveway to the front. Being sold with No Upward Chain.

The property includes double glazing throughout and gas central heating, it is set back away from the road with a block paved driveway providing off-street parking for one vehicle that leads directly to the property entrance. As you enter through the composite entrance door it leads you into the vestibule with secondary hardwood door into a spacious hallway, providing staircase to the first floor, storage space and access to all of the downstairs accommodation which includes a downstairs partly tiled WC. A pleasant front reception room has a large bay window providing plenty of natural light, and the refitted breakfast kitchen has wall and base level units with complimentary work surfaces and splash-back tiling, in between the exposed brick chimney breast is an integrated oven with gas hob and extractor fan with integrated dishwasher, space for fridge-freezer and ample space for a breakfast table and chairs. A separate utility room provides excellent space and plumbing for washing machine and any additional kitchen appliances you may require, it also conveniently houses the central heating boiler and provides side access to the rear garden, lastly at the rear is a good sized rear reception room currently used as a formal dining room, with sliding patio doors leading directly out to the rear garden.

The upstairs accommodation includes a spacious landing area that leads into three generously sized double bedrooms, with a refitted partly tiled bathroom suite including a wash hand basin, large bath with separate walk-in shower cubicle with rainfall shower, a separated WC completes the internal accommodation

110 Station Road, Harborne, Birmingham, B17 9LS | 0121 647 4233  
harborne@hunters.com | www.hunters.com

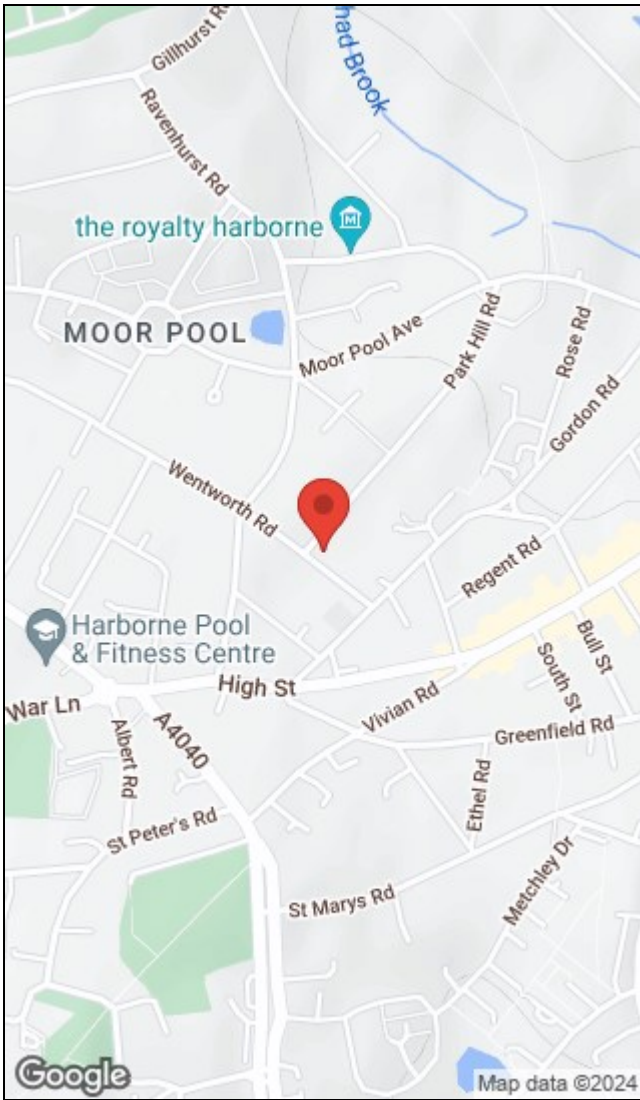
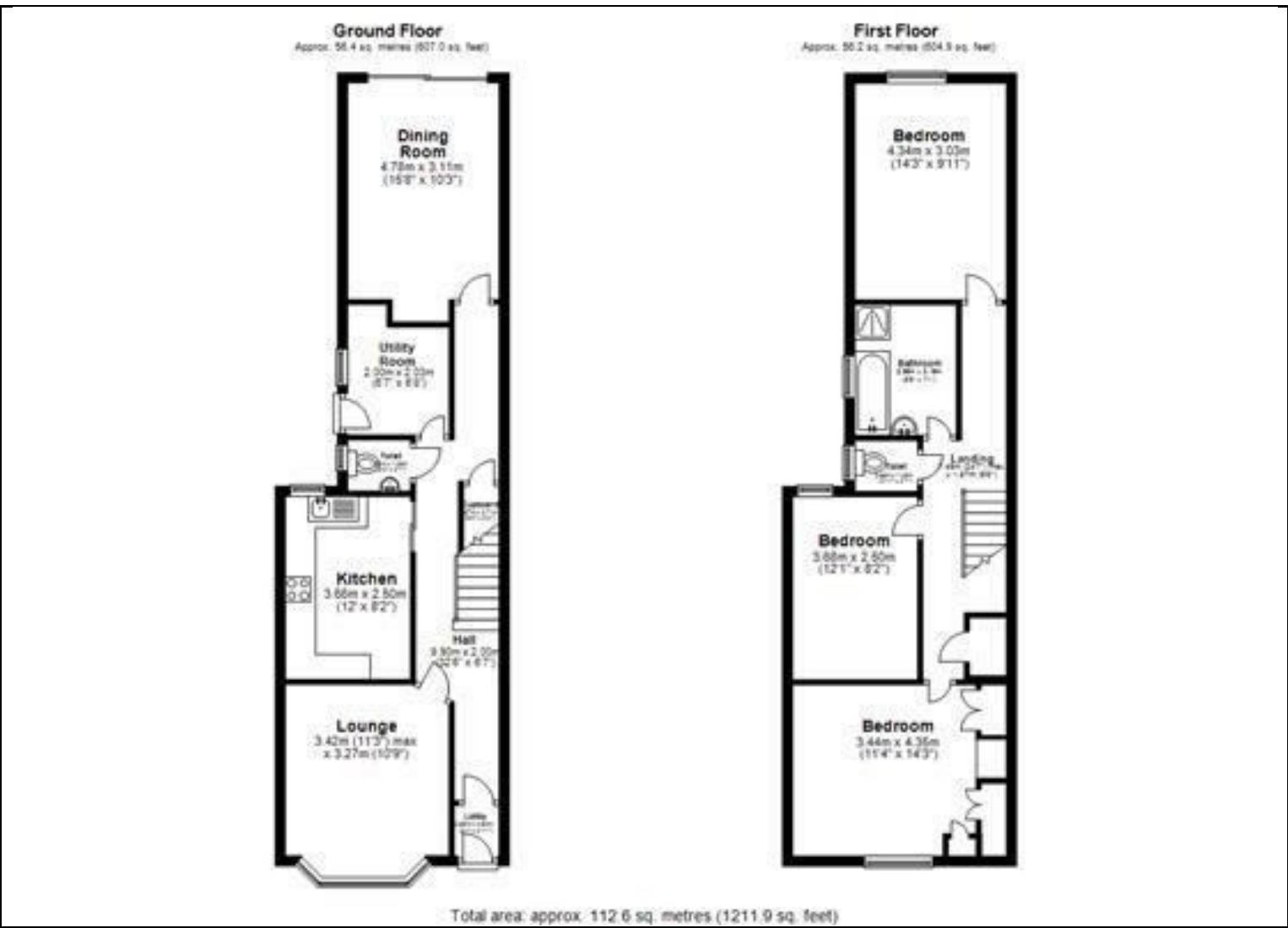


## KEY FEATURES

- Spacious Semi-Detached Period Family Home
  - Three Bedrooms
- Situated in the Heart of Harborne Village
  - Beautifully Maintained Rear Garden
    - Driveway
- Excellent Links to QE Medical Complex, Birmingham University and City Centre
  - No Upward Chain
  - EPC Rating - D







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>	<b>England &amp; Wales</b>
		<b>56</b>	EU Directive 2002/91/EC

110 Station Road, Harborne, Birmingham, B17 9LS | 0121 647 4233  
 harbore@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Property Investor Midlands Limited | Registered Address: 110 Station Road, Harborne, Birmingham, England, B17 9LS | Registered Number: 5871170 England and Wales | VAT No: 135 7515 12 with the written consent of Hunters Franchising Limited.