



Wentworth Road

Harborne, Birmingham, B17 9SS

Offers In The Region Of £1,300,000



- Wonderful Detached Victorian Residence
- Central Harborne Location in Very Close Proximity to Harborne Primary School and High Street
- Detached Garage and Beautifully Landscaped Garden
- No Upward Chain
- Five Double Bedrooms
- Beautifully Retained Period Features Throughout the Property
- Excellent Access Links to QE Medical Complex and Birmingham University
- EPC Rating - E

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An enviable and wonderfully appointed detached Victorian residence situated in this prestigious location in the heart of Harborne Village in very close proximity to the High Street and Harborne Primary School. This exclusive five bedroom home is set over four floors and provides approximately 3000 square feet of immaculately maintained accommodation, full of character and with retained original features throughout. Additionally including a detached garage with off-street parking and being sold with No Upward Chain.

The property is positioned away from street level with a blue-brick driveway and pathway that wraps around the property whilst leading to the garage and property entrance, with a beautiful courtyard and decorative garden to the frontage with hedgerow and brick wall boundary.

As you enter into the main entrance porchway and through the secondary stained-glass door, a grand entrance reception greets you, with Minton tiled flooring and wide staircases to both the upper and lower floors. There is access to a quarry tiled cloakroom with a utility area providing space for washing machine and tumble dryer. Across the ground level, there are superbly appointed front and rear reception rooms, with a box bay window in the dining room, and a large bay window to the rear reception overlooking the gardens. Across the hall is a third reception room, perfect for use as a study, and all three receptions are complete with beautifully retained feature fireplaces and a host of other retained character. The kitchen has been beautifully incorporated with a large glass conservatory making a light and open space, overlooking the beautiful rear gardens and providing ample space for dining. The kitchen comprises wall and base units with complimentary work surfaces and matching up-stands, there is an AGA, with a separate integrated conventional fan oven, induction hob and extractor unit, with an integrated dishwasher and fridge freezer also.

At the lower ground level is the fully tanked and habitable basement, providing a warm and cozy additional reception area with separate wine cellar, and housing the central heating and hot water cylinder.

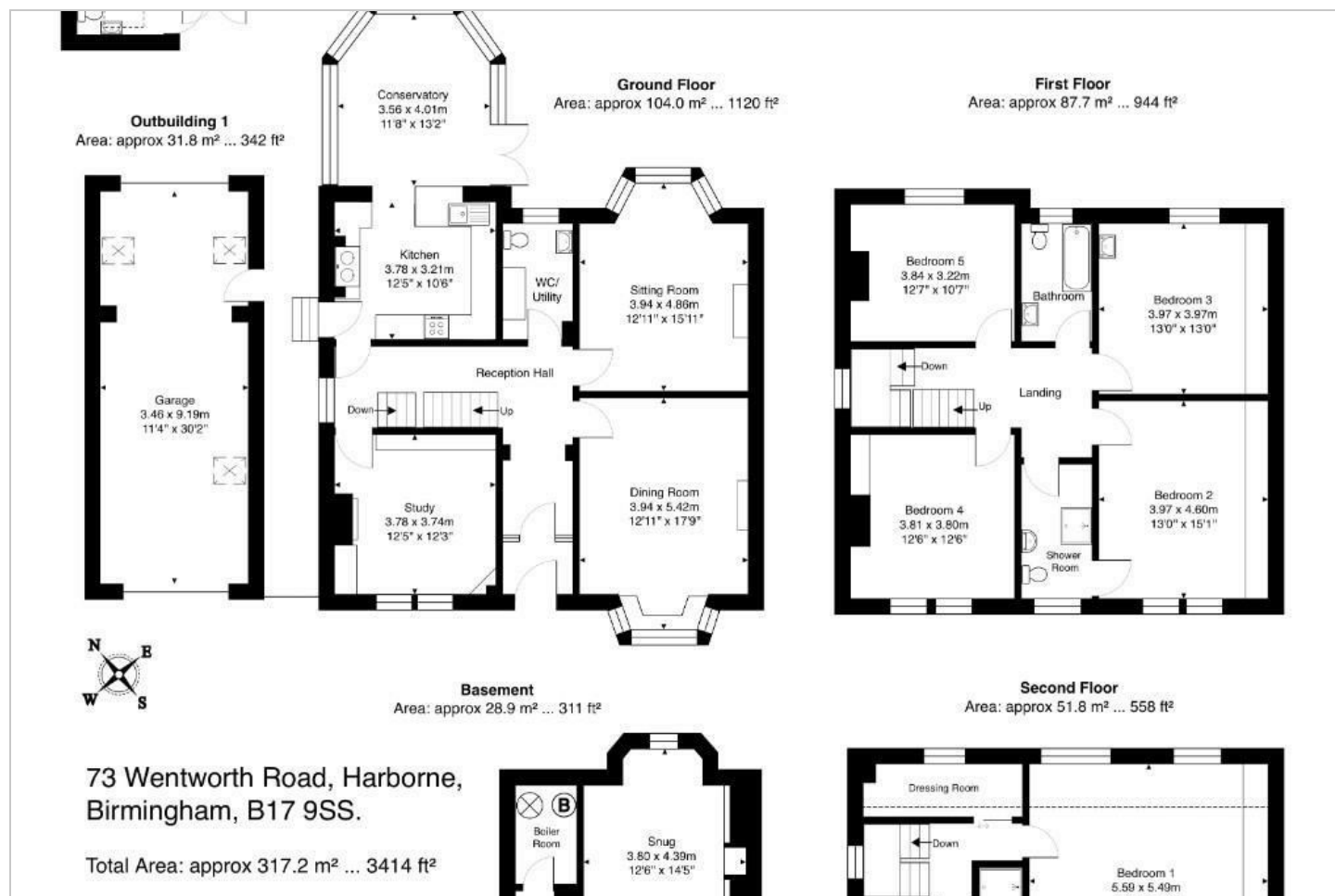
Upstairs across the first and second floor accommodation are the main bedrooms, with a spacious and light open landing area. Four generously sized double bedrooms occupy the first floor, one of which is being used as a study room and with the two larger rooms both including fitted wardrobes. A Jack and Jill shower room is accessible from both the landing and second bedroom providing WC, wash hand basin and a walk-in shower cubicle, with a further bathroom on the first floor complete with WC, wash hand basin and a large bath with mixer taps.

On to the second floor we have two very useful study rooms with one offering wonderful views over the rear garden and the Moor Pool. The remainder of this floor is occupied by the master bedroom suite, with built-in wardrobes and access to a partly tiled en-suite shower room complete with WC, wash hand basin and walk-in shower cubicle.

Outside to the rear of the property are beautifully manicured grounds and secluded gardens, with a blue brick patio surrounding the rear of the property and leading to the detached garage, potting shed and gardeners toilet. The detached garage includes electric shutter style doors at both the front and rear and can house two vehicles in tandem, complete with EV charging point and solar power station that provides an additional income of approximately £1000 per annum. The remainder of the garden is filled with beautiful mature trees, bushes and a vast array of plants and flowerbeds, with two large tiered lawn areas and vegetable patches towards the bottom of the garden, a wonderful space for both family and guests on those spring and summer evenings.

The property is superbly located in the heart of Harborne Village and this prestigious address is renowned for its short distance to the boutique shops and high end supermarkets within the area on Harborne High Street, there is also a fantastic array of award winning eateries and local gastro-pubs that provide a vibrant and bustling social atmosphere. Harborne Pool & Fitness Centre is situated just around the corner and this location is perfect for its convenient access to the Queen Elizabeth Medical Complex, Birmingham University and the University Train Station which the latter provides direct access into Birmingham City Centre and the national rail network. The local area is also well renowned for its local school catchment with many local Outstanding Rated Ofsted schools, most notably Harborne Primary, Chad Vale and the Blue Coat school all which are in close proximity.

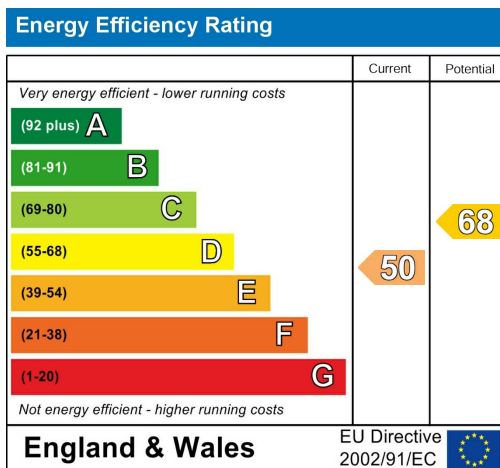
Floorplan







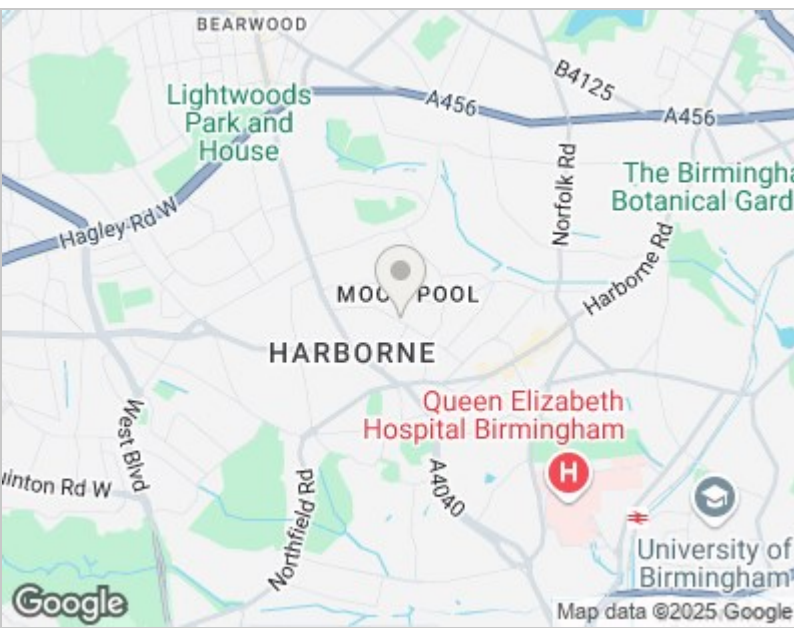
Energy Efficiency Graph



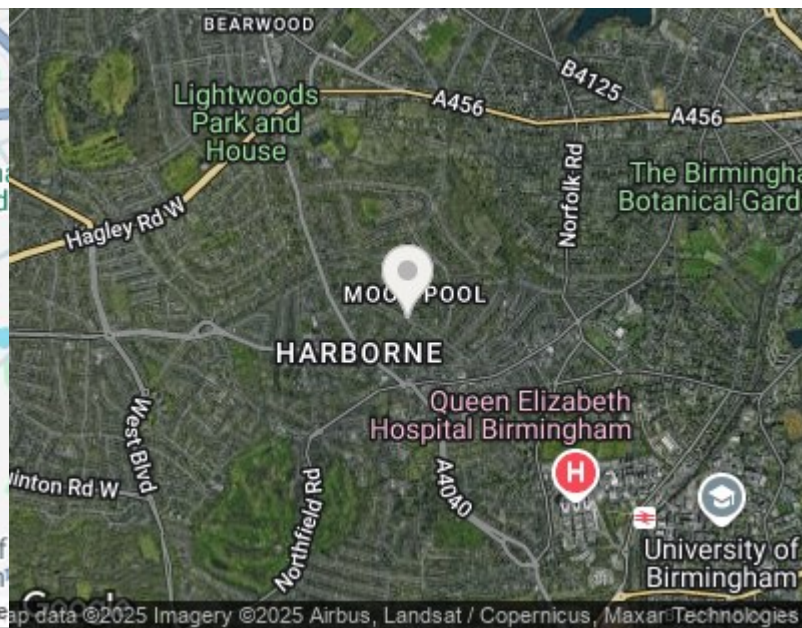
Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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