



Wentworth Road

Harborne, Birmingham, B17 9SY

Offers In The Region Of £950,000



- Superbly Presented and Extended Semi Detached Family Home
- Four Generous Double Bedrooms
- Large Driveway and Garage
- Excellent Links to QE Medical Complex, Birmingham University and City Centre
- Open Plan Kitchen Living at the Rear of the Property
- Prestigious Location within Central Harborne
- Fantastic South Facing Rear Garden
- EPC Rating - C

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A superbly presented family home situated within this prestigious location within the centre of Harborne Village. This four bedroom residence provides just under 2300 square feet (including garage) of immaculate internal accommodation with a wonderfully extended open-plan kitchen living space stretching across the rear of the property. The property additionally benefits from a wonderfully landscaped south-facing rear garden and has scope for further extension with a loft conversion, subject to the relevant planning permissions.

The property is fully double glazed with gas central heating, set back from the road via a block paved driveway comfortably providing space for three cars, with a well maintained front garden and mature hedgerow boundary.

As you enter into the porch, a secondary door leads into a large, welcoming tiled hallway, packed with thoughtfully designed storage space and access to a partly tiled guest cloakroom. There are three separate reception rooms across the ground floor including a useful study room with under-floor heating. Across the hallway are the more traditional front and rear reception rooms separated by internal double doors, the front reception room includes a large bay window and feature fireplace complete with log burner. The rear reception room has magnificent floor to ceiling, steel sliding doors that lead into a wonderful open-plan kitchen living space spanning the width of the property, with large roof lantern, sash windows and French doors out to the rear garden that provide an abundance of natural light and under-floor heating throughout this area.

There is space for either dining or living room furniture alongside a fully integrated kitchen area with matching island and breakfast bar. The kitchen comprises wall and base level units with Corian worktops and matching up-stand, with integrated appliances to include 'Neff' double oven, 'Bosch' induction hob with 'Miele' extractor unit, 'Miele' dishwasher, fridge freezer and a lovely pantry area.

The utility room has a continuation of the tiled flooring with under-floor heating and provides additional work surfaces with a ceramic butler style sink, space and plumbing for washing machine and tumble dryer and excellent further storage. Off the utility is an additional boot-room at the rear of the garage, offering again, further storage and space for additional kitchen appliances. The garage houses the central heating boiler and hot water cylinder.

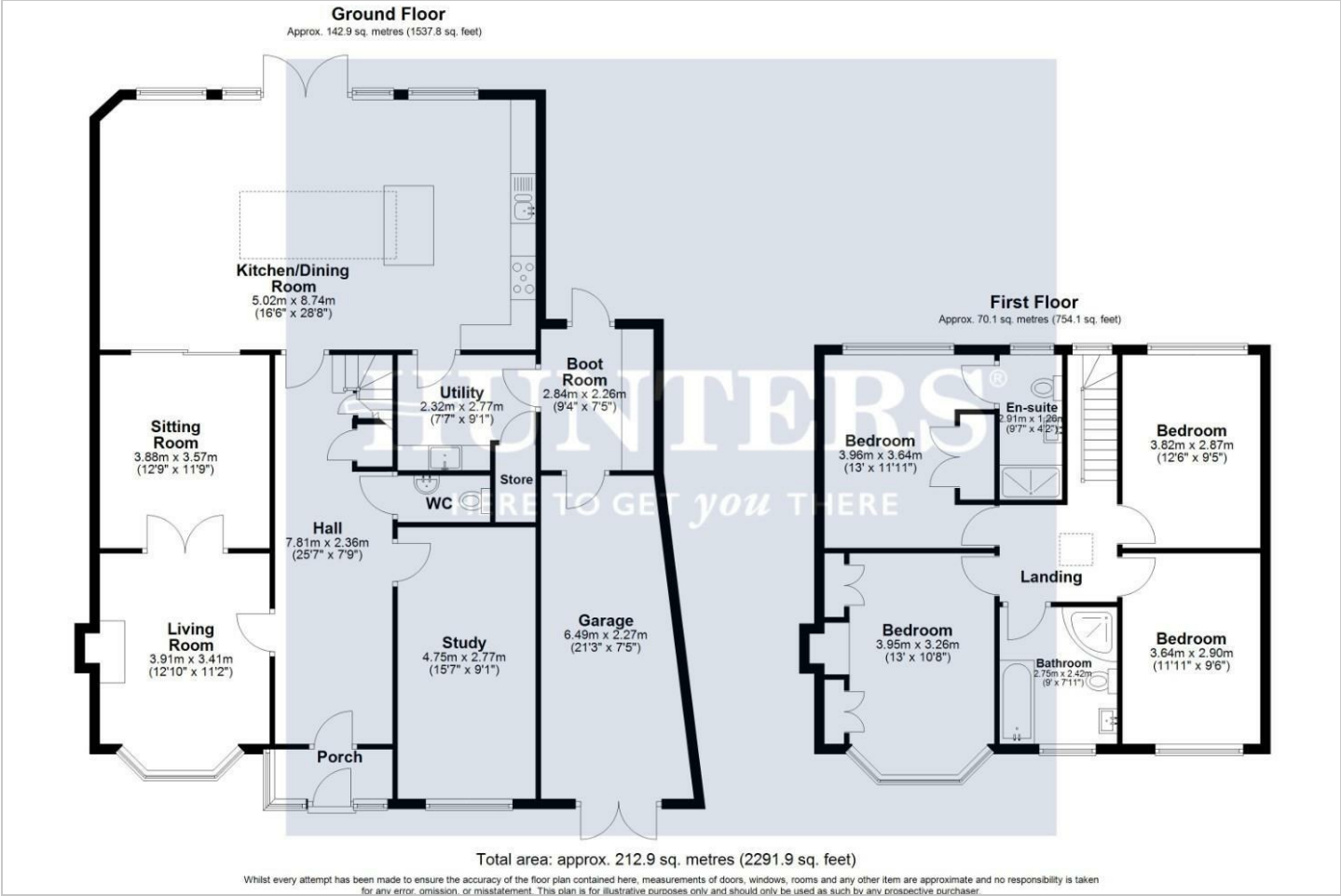
As you head upstairs a light and airy landing area has some useful storage space at height with a skylight, and provides access to four generously sized double bedrooms. The master bedroom includes a partly tiled en-suite with WC, wall mounted sink unit and shower cubicle. The internal accommodation is completed by a spacious partly tiled family bathroom which comprises WC, large wash hand basin and bath with a separate walk-in shower cubicle. Both also include under-floor heating.

To the outside, the property is complimented with a beautiful south facing rear garden which is perfect for the entertainment of family and guests alongside the open-plan kitchen area, with a good sized patio space and large lawn area, with a children's play area towards the back accompanied by a garden shed, with an array of mature plants and bushes throughout the borders.

The property is superbly located in the heart of Harborne Village, and this prestigious address is

ideal for its close proximity to Harborne High Street, renowned for its boutique shops and high end supermarkets, along with the fantastic array of award-winning eateries and local gastro-pubs that provide a vibrant and bustling social atmosphere and community culture. 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.

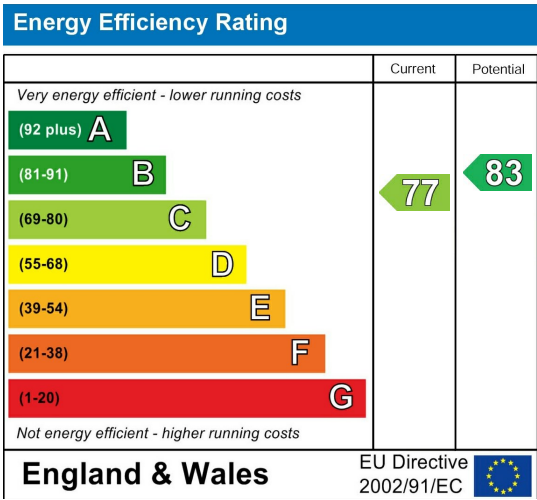
Floorplan







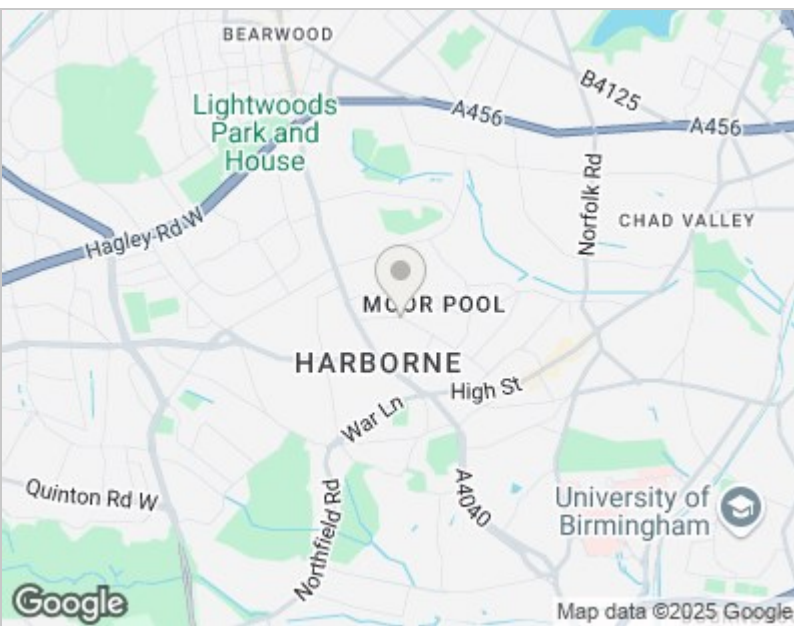
Energy Efficiency Graph



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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