



## Wentworth Way

Harborne, Birmingham, B32 2UX

Price £470,000



- Extended and Superbly Presented Detached Home
- Quiet Cul-De-Sac on the Edge of Harborne
- Driveway and Garage
- Excellent Access to Harborne Village and QE Medical Complex

- Three Double Bedrooms
- Three Reception Rooms
- Spacious Breakfast Kitchen with Separate Utility
- EPC Rating - D

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A superbly appointed and extremely spacious detached property situated in this quiet residential cul-de-sac on the edge of Harborne. The property has been extended to both the front and rear to provide three spacious double bedrooms with an additional study room upstairs. The property provides equally spacious downstairs accommodation whilst additionally benefitting from a driveway and garage.

The property is double glazed throughout with gas central heating and has undergone renovation throughout to provide very tastefully designed accommodation.

A block paved driveway to the front leads to the garage and property entrance, beautifully complimented with a decorative front fore-garden and mature border. As you enter the composite entrance door you come into the entrance reception area which provides a cloakroom with WC and vanity sink unit and leads into the lounge, with a large window to the front elevation and a feature marble fireplace. The lounge leads directly through to the dining room which provides stairs to the first floor and access to the kitchen with internal bi-folding doors into the snug at the rear. The snug room has dual aspect windows to the rear and side providing plenty of natural light and provides sliding patio doors out to the rear garden. A spacious breakfast kitchen includes wall and base level units with solid oak worktops and tiled splash-back, appliances include integrated oven with microwave grill and a five-ring gas hob and extractor hood with integrated dishwasher and fridge, with two built-in storage cupboards and access again out to the rear garden. The downstairs is completed with an extremely useful utility room which provides fantastic storage, additional work-surfaces and sink unit, with plumbing and power for washing machine, tumble dryer and other kitchen appliances and houses the boiler. There is integral access to the garage which provides excellent additional storage, double doors, power and light.

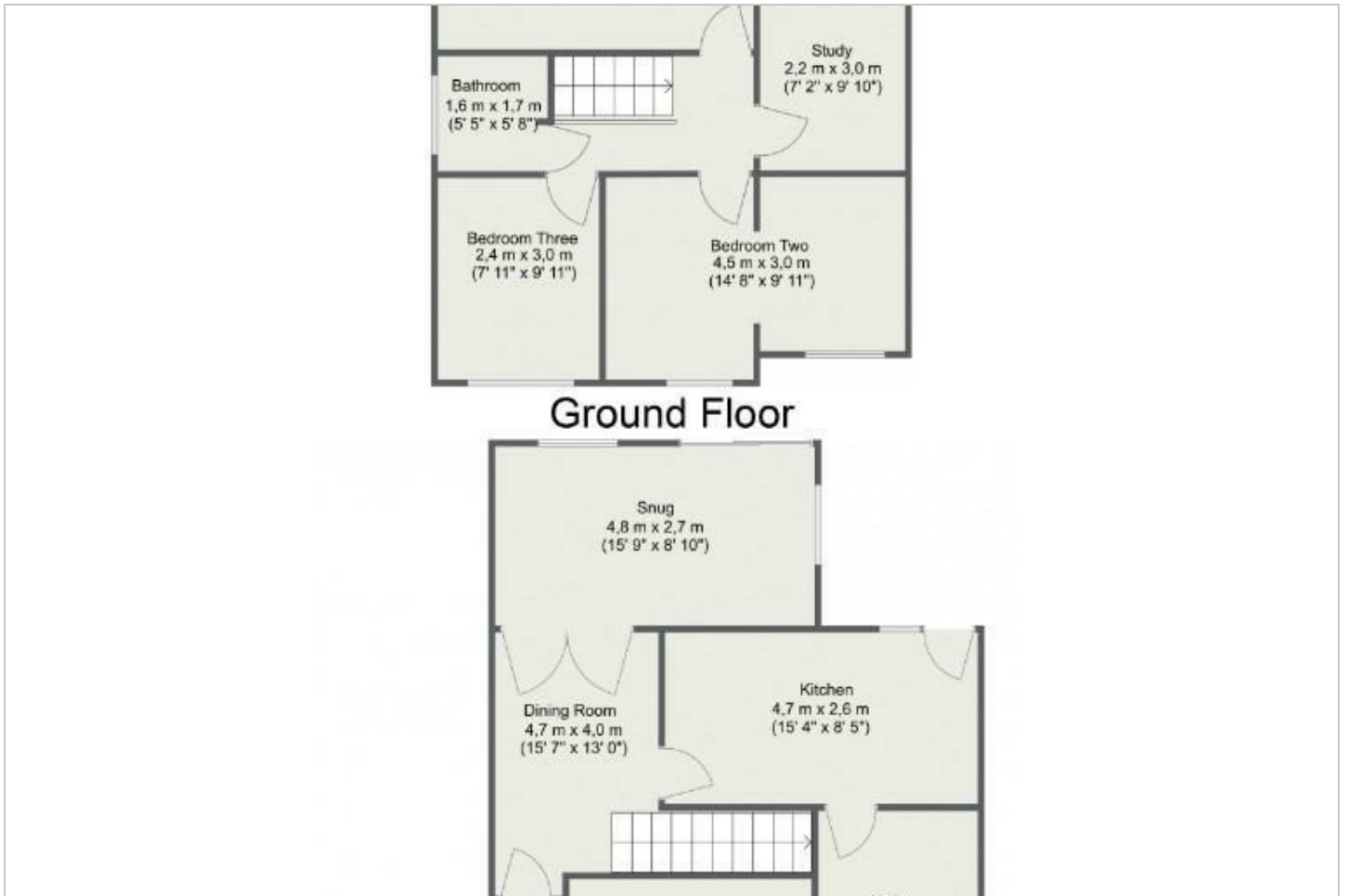


To the upstairs we have a airy landing area providing access into three generously sized bedrooms, including a master bedroom overlooking the rear with fitted wardrobes and shelving with a fully tiled en-suite, this includes a vanity WC and sink unit with walk-in rainfall shower cubicle and a chrome towel rail. The second bedroom is extended to provide space for both a double bed and study area with two windows overlooking the front, with a further double bedroom to the front. There is an additional room that has no window preventing it being classed as a fourth bedroom but is excellent additional space nonetheless providing flexible range of uses, all complimented perfectly with a fully tiled bathroom including WC, vanity sink unit, bath with separate rain-fall shower and chrome heated towel rail.

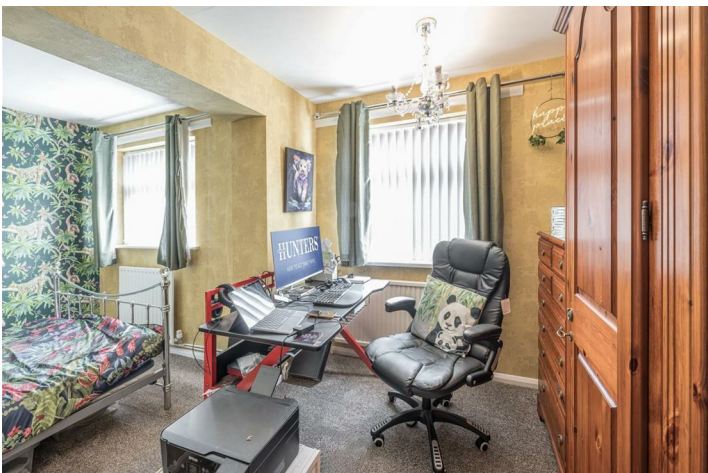
To the outside we have a beautifully landscaped and secluded rear garden, with patio across the width of the plot leading to a lawn area and with stone border, mature plants and a fence boundary. The garden includes a excellent 3x3 meter timber summer house with double glazing, power and light source, currently used as a treatment and therapy room but is flexible for a range of uses.

The property is located in this quiet residential cul-de-sac in close proximity to an array of local amenities. This sought after location is on the edge of Harborne providing convenient access to the High Street and the shops and cafés on offer. Key points of interest which are easily accessible with fantastic local transport links include most notably the Queen Elizabeth Medical Complex but also The University of Birmingham and Birmingham City Centre. There are also a range of desirable local schools in the Harborne area nearby such as The Blue Coat School, St Peters Junior and Infants, King Edwards VI Five Ways and Edgbaston High School for Girls.

# Floorplan



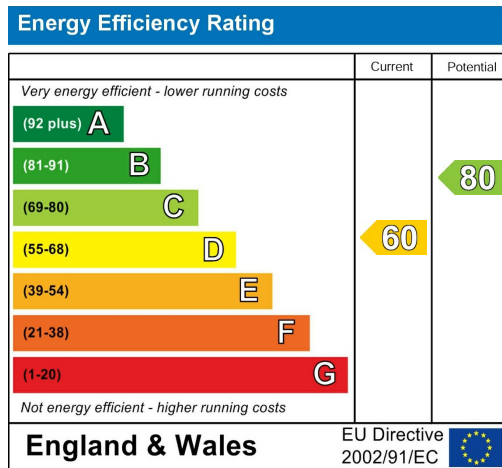








## Energy Efficiency Graph



## Viewing

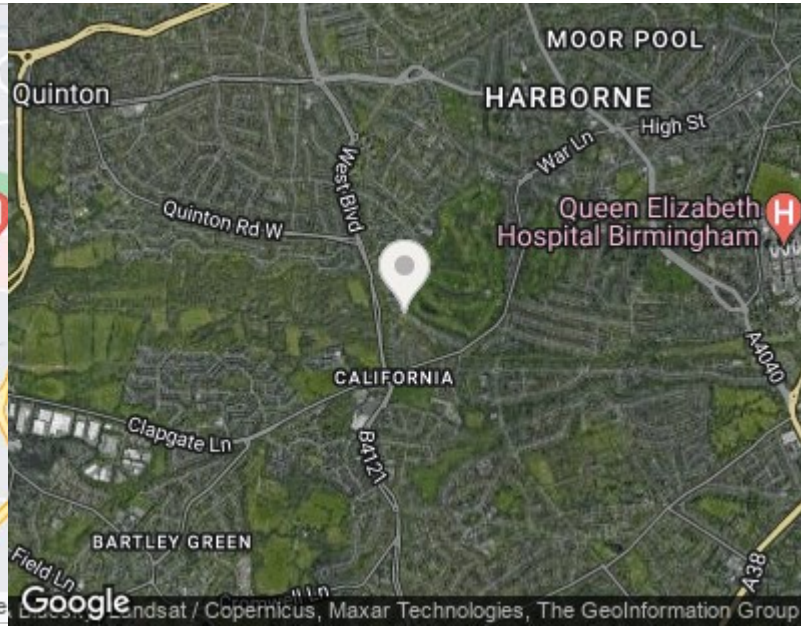
Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.



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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