



**Connells**

Wentworth Way  
Harborne



## Property Description

Beautiful 3-Bedroom Home Backing Onto Golf Course - No Chain

This stunning three-bedroom property is offered with no onward chain and is the perfect blend of space, style, and privacy. Set in a desirable location backing directly onto a tranquil golf course, this home enjoys a peaceful setting with uninterrupted views and no rear neighbours.

Step inside through the welcoming porch into a spacious entrance hallway, leading to a bright and generously proportioned lounge, ideal for relaxing or entertaining. The heart of the home is the stylish dining kitchen, offering plenty of space for family meals and gatherings, with direct access to the conservatory a perfect spot to enjoy the garden views year-round.

Upstairs, you'll find three well-proportioned bedrooms, each offering comfortable living space and flexibility for families or those working from home. A bespoke first-floor bathroom adds a touch of luxury with high-quality fittings and thoughtful design.

Outside, the private rear garden backs onto the golf course, offering a rare level of seclusion and a beautiful green outlook.

This is a fantastic opportunity to acquire a spacious, well-presented home in a sought-after location. Early viewing is highly recommended.

## Approach

Nestled in a peaceful cul-de-sac, this delightful 3-bedroom property boasts a well-established front garden that sets the tone for its inviting atmosphere. Perfectly positioned near the Queen Elizabeth Hospital, it offers both tranquillity and convenience.

## Porch

Enclosed Porch, with further door on the the main accommodation

## Lounge

A spacious front-facing lounge featuring a large double-glazed window that floods the room with natural light. The space also benefits from a handy under-stairs storage area, perfect for keeping things neatly tucked away."

## Dining Kitchen

Stylish Bespoke Fully Fitted Kitchen

This beautifully designed kitchen features high-quality, fully fitted matching wall and base units that create a sleek, cohesive look. The bespoke layout includes a contemporary breakfast bar, perfect for casual dining or entertaining. Integrated appliances include a fridge freezer, electric hob, oven, extractor fan, dishwasher, and washing machine - all seamlessly built in to maintain the kitchen's clean and modern aesthetic. Ideal for both everyday living and hosting guests, this kitchen combines style with exceptional functionality.

## Conservatory

This elegant conservatory offers a tranquil retreat with expansive views over the rear garden. Flooded with natural light through its floor-to-ceiling glass panels, the space provides a seamless connection between indoors and outdoors. The room is perfectly positioned to capture morning sunlight, making it an ideal setting for relaxed breakfasts or afternoon tea. Whether used as a reading nook, or plant-filled sanctuary, the conservator provides year-round enjoyment of the garden, all from the comfort of a climate-controlled interior.

## Landing

Loft access, storage cupboard housing the boiler.

## Bedroom One

Main bedroom to the front, double glazed window, fitted wardrobes with mirrored sliding doors , radiator.

## Bedroom Two

Second double bedroom facing the rear garden, double glazed window, radiator

## Bedroom Three

Facing the front with double glazed window, radiator, storage cupboard,

## Bathroom

This beautifully appointed bathroom features a luxurious double-ended bath complete with sleek mixer taps and a shower over. A stylish sink unit adds a contemporary touch, complemented by a modern low-flush WC. A heated towel rail ensures comfort and convenience, while a large rear-facing double-glazed window floods the space with natural light, creating a bright and inviting atmosphere.

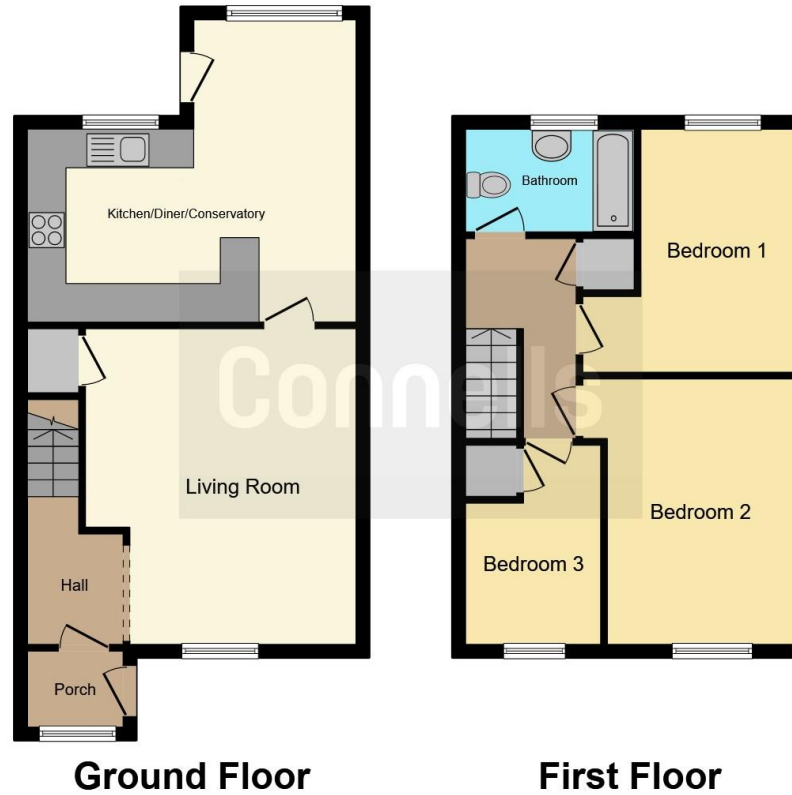
## Gardens

Private established rear garden, set over 2 tiers









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 426 2800**  
**E [harborne@connells.co.uk](mailto:harborne@connells.co.uk)**

158 High Street Harborne  
 BIRMINGHAM B17 9QE

EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/HBO310247](http://connells.co.uk/Property/HBO310247)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HBO310247 - 0014