



Connells

Wentworth Way  
Harborne



## Property Description

Spacious and Well-Extended Detached Family Home - No Upward Chain

Located within easy reach of Harborne Village and the Queen Elizabeth Hospital, this superb detached family residence offers generous and flexible accommodation throughout. Ideally suited to modern family life, the property has been extended to the rear, enhancing the living space and creating a versatile layout perfect for both entertaining and everyday comfort.

Set back from the road behind a driveway providing ample off-road parking and access to an integral garage, the home enjoys a peaceful yet highly convenient position.

Inside, the property features a welcoming entrance hallway leading to a selection of well-proportioned reception rooms, including a bright and spacious extended living area with garden views. The kitchen is well-appointed, with potential for further updating or opening into a large open-plan kitchen/dining/living area, depending on your vision.

Upstairs, the home offers four generous bedrooms plus a fifth bedroom/study, providing flexibility for larger families or those working from home.

The rear garden is mature and private, ideal for children, gardening, or relaxing outdoors.

Additional highlights include, double glazing, a downstairs WC, and the benefit of no upward chain, making this an excellent opportunity for a swift and straightforward purchase.

## Approach

Set in a cul-de-sac location behind a driveway and garage, side gate leading to rear garden.

## Entrance Hallway

Ceiling light point, door to lounge

## Guest Cloakroom

Ceiling light point, double glazed window to front, low flush w.c. hand wash basin.

## Additional Reception Room

7' 9" x 13' ( 2.36m x 3.96m )

Additional reception room, laminated floor, ceiling light point, staircase off.

## Lounge

15' 6" x 18' 9" ( 4.72m x 5.71m )

Laminated floor, large double glazed window to front, tv point, 2 ceiling light points, door off.

## Family Room

15' 6" x 8' 8" ( 4.72m x 2.64m )

Laminated floor, ceiling light point, windows to

rear and side.

## Kitchen

6' 9" x 11' 9" ( 2.06m x 3.58m )

Matching wall and base units, sink with mixer tap and drainer, serving area on to the family room, electric cooker point, space for fridge, door to utility.

## Utility Room

7' 1" x 10' 9" ( 2.16m x 3.28m )

Window and door to garden, access to the rear of the garage.

## Landing

Ceiling light point, loft access, storage cupboard, doors off.

## Bedroom One

15' 6" x 8' 7" ( 4.72m x 2.62m )

Laminated floor, 2 double glazed windows overlooking the garden.

## Bedroom Two

7' 1" x 8' 7" ( 2.16m x 2.62m )

Laminated floor, ceiling light point, double glazed window.

## Bedroom Three

7' 8" x 9' 6" ( 2.34m x 2.90m )

Double glazed window, ceiling light point, laminated floor.

## Bedroom Four

7' 4" x 9' 3" ( 2.24m x 2.82m )

Double glazed window, laminated floor, ceiling light point.

## Bedroom Five

7' 1" x 8' 4" ( 2.16m x 2.54m )

Please note that the access to this bedroom is through bedroom four

Laminated floor, ceiling light point, double glazed window.

## Bathroom

Panelled bath with shower over, hand wash basin, low flush w.c. part tiling, ceiling light point, double glazed window.

## Rear Garden

Mainly paved with flower borders, mature trees and shrubbery.

## Garage

Up and over door to the front, rear access into the utility.









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EPC Rating: G Council Tax  
 Band: D

Tenure: Freehold

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