



**59 Wentworth Way, Birmingham, B32 2UX**  
**Offers In The Region Of £495,000**

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## Property Description

### Hallway

Entered via a front-facing glazed door, the welcoming hallway features tiled flooring, ceiling lighting, and provides access to the guest WC.

### Lounge 5.67m x 4.70m (18"7' x 15"5')

A spacious and inviting through-lounge with a front elevation, grey laminate flooring, a central heating radiator, and offering direct access to the dining room.

### Dining Room 3.62m x 2.46m (11"11' x 8"1')

A versatile space ideal as a formal dining area or family/playroom, featuring double doors opening onto the rear garden. The room benefits from grey laminate flooring, ceiling spotlights, a central heating radiator, and staircase access to the first floor.

### Kitchen 4.59m x 3.55m (15"1' x 11"8')

The heart of the home, this impressive kitchen benefits from a rear extension and offers a range of modern light-grey base and wall units with complementary splashback tiling. Integrated appliances include a low-level oven, gas hob, and extractor fan, along with a sink and drainer unit. Finished with light cream tiled flooring, ceiling lighting, central heating radiator, side access door, and two rear-facing windows providing excellent natural light.

### Internal Garage 3.79m x 2.14m (12"5' x 7"0')

A single internal garage providing valuable storage space.

### Guest WC

Fully tiled and fitted with a low-level WC, hand wash basin, and ceiling light point.

### Landing

A spacious first-floor landing with grey carpeted flooring and ceiling spotlights, giving access to all bedrooms and bathrooms.

### Master Bedroom 3.74m x 2.70m (12"3' x 8"10')

A generous master suite with two rear-facing windows, central heating radiator, and access to a private en-suite.

### En-Suite Shower Room

Stylish floor-to-ceiling tiling, walk-in shower cubicle, low-level WC, and hand wash basin. Features include an opaque rear window, ceiling spotlights, and heated towel radiator.

### Bedroom Two 2.99m x 2.43m (9"10' x 8"0')

Front-facing bedroom with carpeted flooring, ceiling light point, and central heating radiator.

### Bedroom Three 2.99m x 2.28m (9"10' x 7"6')

Front-facing bedroom with carpeted flooring, ceiling light point, and central heating radiator.

### Bedroom Four 2.99m x 2.14m (9"10' x 7"0')

Front-facing bedroom with carpeted flooring, ceiling light point, and central heating radiator.

### Bedroom Five 2.60m x 2.10m (8"6' x 6"11')

Rear-facing bedroom with carpeted flooring, ceiling spotlights, and central heating radiator.

### Bathrooms

Two additional bathrooms comprising:

A family bathroom with walk-in shower cubicle, low-level WC, hand wash basin heated radiators

A second bathroom fitted with a low-level WC and hand wash basin

Both benefit from ceiling spotlights and heated radiators—ideal for busy family living.

### Garden

A stepped, private rear garden featuring a patio area and lawn, perfect for outdoor entertaining and summer enjoyment.

## Area Description - Harborne

Harborne is a suburb of Birmingham, located in the West Midlands region of England. It is situated approximately 4 miles southwest of the city centre and is easily accessible by public transport, including buses and trains.

Harborne is known for its affluent character and has a range of local amenities including supermarkets, restaurants, and shops. There are also several parks and green spaces in the area, including Harborne Walkway and the Harborne Recreation Ground. The suburb has a number of cultural and recreational facilities, including the Harborne Pool and Fitness Centre and the Harborne Golf Club.

In terms of proximity to Birmingham city centre, Harborne is relatively close and easily accessible by public transport. The journey from Harborne to the city centre by train takes around 15 minutes. There are also regular bus services between the two locations.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as

statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Freehold

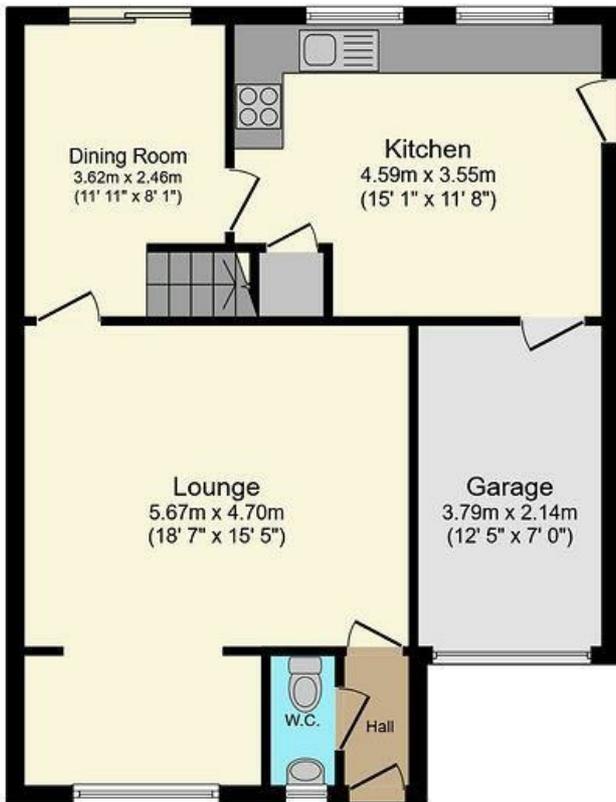
Possession - Vacant

Viewings - Strictly by appointment through Genie Homes

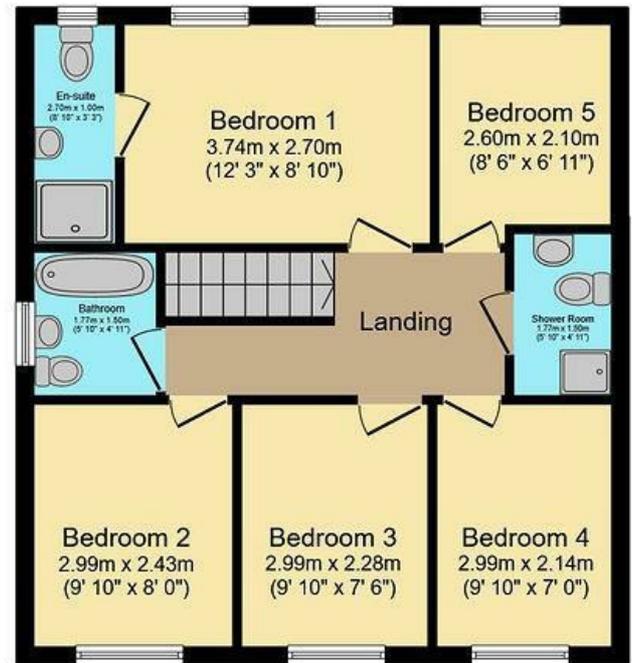




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	82
England & Wales		EU Directive 2002/91/EC



**Ground Floor**  
 Floor area 62.0 sq.m. (668 sq.ft.)



**First Floor**  
 Floor area 54.0 sq.m. (581 sq.ft.)

**Total floor area: 116.0 sq.m. (1,249 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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