



71 WENTWORTH ROAD
HARBORNE, BIRMINGHAM, B17 9SS

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RESIDENTIAL SALES & LETTINGS

A most beautifully appointed and extensively refurbished, double fronted Victorian detached family home, offering exceptionally well-presented accommodation extending to some 3,352 sq. ft. (311 sq. m). The house is approached over an in and out front drive and is set within superbly well maintained gardens of around a quarter of an acre, whilst situated on a prime residential road within Harborne.

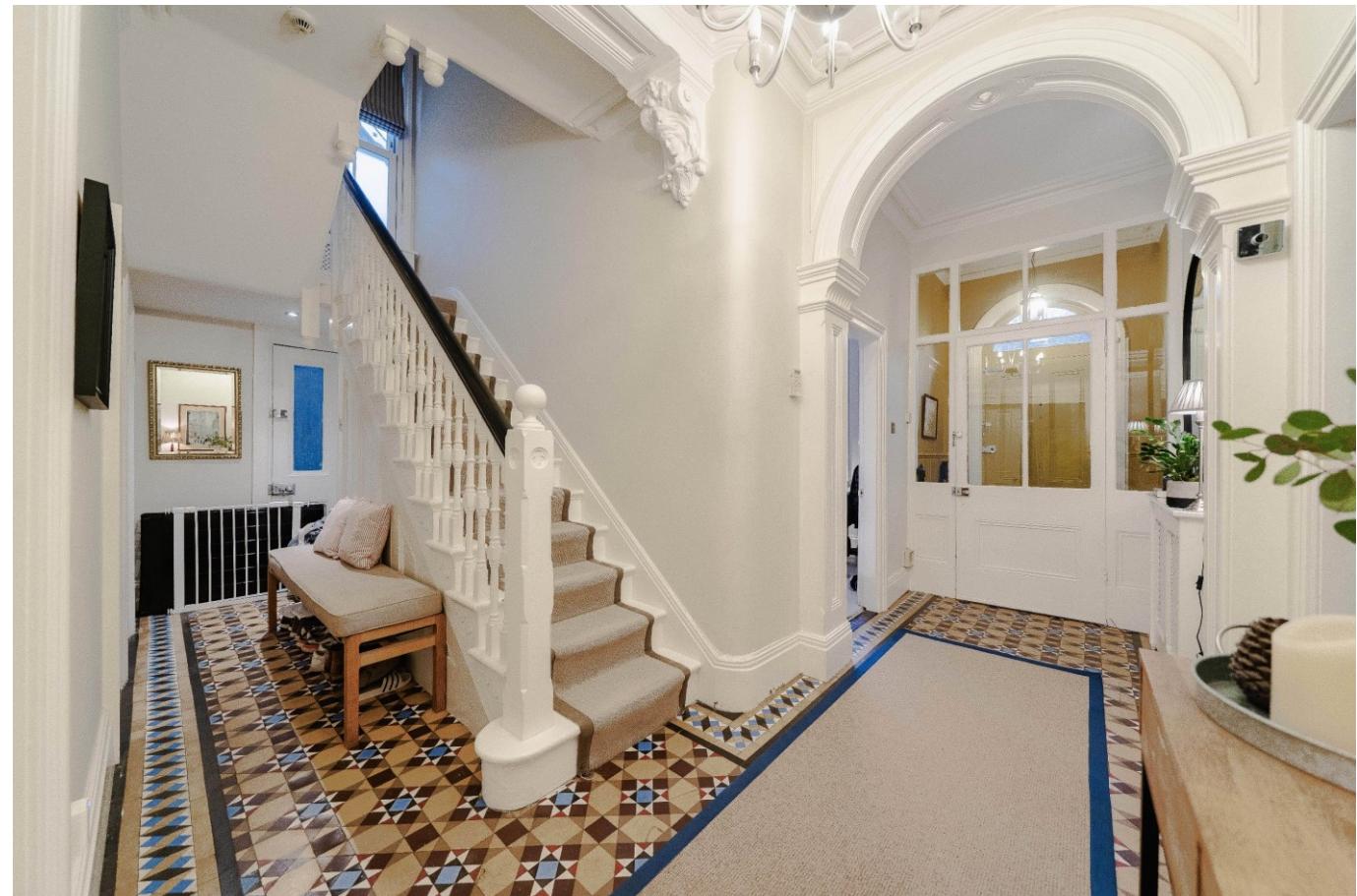
Situation

The property is conveniently placed on a most desirable residential road, less than half a mile from Harborne High Street and its many amenities, including a variety of local shopping as well as a Waitrose, Marks & Spencer Food Hall, a good selection of eateries, bistros, bars, and pubs. There is an easy and frequent bus service to and from Birmingham City Centre which lies only approximately 3 miles away. The highly sought after Harborne Primary School is less than a 400m walk along Wentworth Road. Harborne Pool and Fitness Centre on Lordswood Road, is also less than half a mile away.

Description

71 Wentworth Road is a handsome period family home, believed to have been originally constructed in the 1880s, and displays many classic Victorian features both inside and out. The house stands proud on the road with its tall double fronted façade featuring light grey painted brickwork with attractive arched window headers, a classic central entrance with arched fanlight and door surround, as well as beautiful decorative cornicing and dentil moulding.

The current owners have over the years comprehensively refurbished and tastefully modernised the property to an exacting standard with numerous quality fittings throughout. Features of note include double glazed windows by Harborne Sash Windows together with quality window shutters, splendid fireplaces to the two principal reception rooms, bespoke fitted kitchen (redone in 2020) with underfloor





heating to the dining area and bi-fold doors opening out onto the rear terrace, in addition to quality modern shower/bathroom suites, to name a few.

The well-proportioned and exceedingly well presented accommodation is set over three floors, being ideally suited for family occupation, with two superb principal reception rooms, a separate front study, in addition to a superb high specification open plan dining kitchen/family room overlooking the rear gardens. Extending in all to some 3,352 sq. ft (311 sq. m.). The well laid out living space is set over three floors and briefly comprises:

The Accommodation

On the Ground Floor

A panelled front door enters into the **entrance vestibule** with Minton tiled flooring and a part glazed inner door. The Minton flooring runs through into the main **reception hall**, where there is a useful cloaks store, separate cloakroom, and side access door to a covered passageway with a further door onto the front drive. An elegant staircase with three quarter height landing rises to the first floor, whilst doors lead off to the two principal reception rooms, study, and the fitted dining kitchen/family room. There is also access to the cellars, providing two useful compartments and ample storage.

The **front study** has an aspect to the front, and a central feature of a fireplace surround and flanked by useful built in storage cupboards.

The splendid front **sitting room** has a bay window with window seat to the front aspect and has the central feature of fireplace with a wood burning stove set within. Part glazed double doors connect through to the rear **living room**, with an exposed wood floor, French doors opening out onto the rear decked terrace and a fine open fireplace with a marble surround and tiled hearth.

The superb open plan **dining kitchen/family room** (27'2" x 21'0") is ideally suited for modern day living and is flooded with natural light throughout. The main kitchen area has a large central island unit, generous worktop space, a Belfast





sink unit with a Quooker instant hot water tap, as well as a range of built in quality appliances, to include an Aga, full length fridge/freezer, dishwasher, integrated microwave oven and wine cooler. Walk in pantry.

The lower level dining kitchen/family area within this room has bi fold doors opening out onto the large rear terrace, under floor heating and fitted cupboards to the one wall with area for a concealed TV and drinks cabinet.

On the First Floor

From the reception hall an elegant staircase leads up to the three-quarter height landing and useful storeroom. The principal first floor landing has doors off to the main bedroom accommodation and useful laundry room. The superb **master bedroom** is served by a luxury **en suite shower room**, with large, walk in shower with central rain head shower, wash hand basin set within a vanity unit, WC, and heated towel rail. There are a further **2 double bedrooms** on this floor and also a luxurious separate **family bathroom** with a free standing bath, twin sinks in a vanity unit, WC, heated towel rail and walk in shower cubicle with large rain head shower.

On the Second Floor

Landing with eaves storage, also housing the pressurised hot water cylinder and gas boiler. Bedrooms 4 and 5 are served by a shower room with corner shower cubicle, pedestal wash hand basin, tiled floor, and radiator with heated towel rail surround.

Outside

The property is approached from Wentworth Road onto the block paved front drive, providing ample parking for a good number of cars, and with added security of retractable bollards. There is also a recessed parking area providing further parking and a gate through to the rear gardens.

The delightful gardens are situated mainly to the rear of the house and enjoy a wonderful private aspect. An extensive flagstone paved seating area with BBQ area and log store, can also be accessed via the bi-fold doors from the dining kitchen/family room. Wide steps lead down onto the level central lawn, surrounding which are deep well planted borders.

There is an excellent modern outbuilding entered through double glazed sliding doors, with lighting power and electric heater, currently used as a gym and also ideal as a home office/studio. There is also an external porch/seating area. To the far end is a kitchen garden with raised vegetable planters and potting shed. The total plot extends to approximately 0.26 of an acre.

General Information

Tenure: The property is freehold.

Council Tax: Band G

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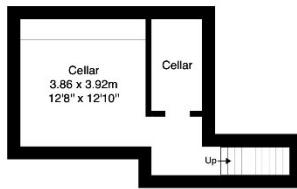




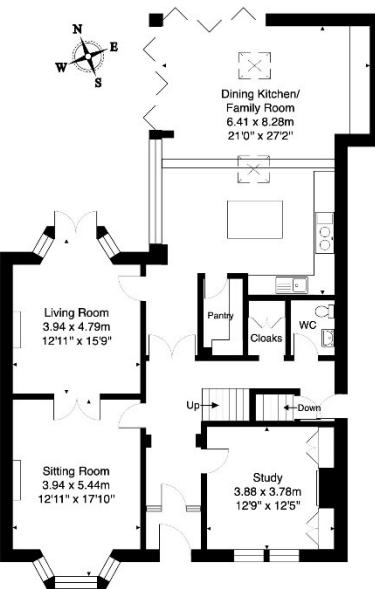
Outbuilding
Floor Area: 20.6 m² ... 222 ft²



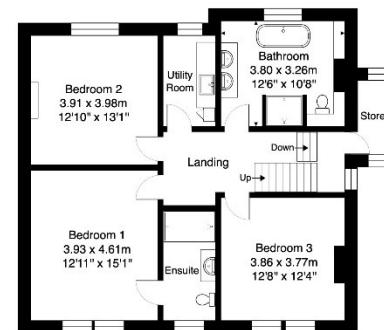
Basement
Floor Area: 25.7 m² ... 277 ft²



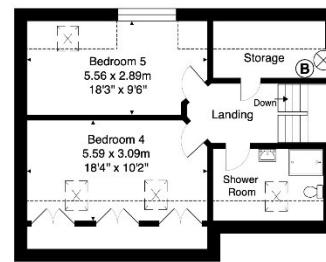
Ground Floor
Floor Area: 132.9 m² ... 1431 ft²



First Floor
Floor Area: 89.9 m² ... 968 ft²



Second Floor
Floor Area: 62.8 m² ... 676 ft²



71 Wentworth Road, Harborne, Birmingham, B17 9SS.

Total Area: approximately 331.9 m² ... 3572 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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