

HUNTERS[®]

HERE TO GET *you* THERE



Wentworth Road

Birmingham, B17 9SG

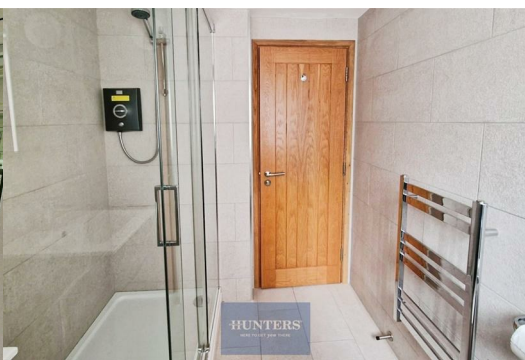
£1,425 Per Month

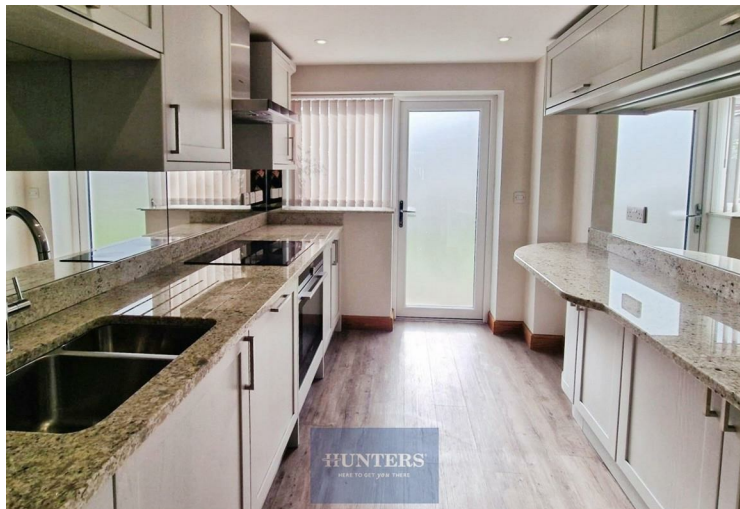
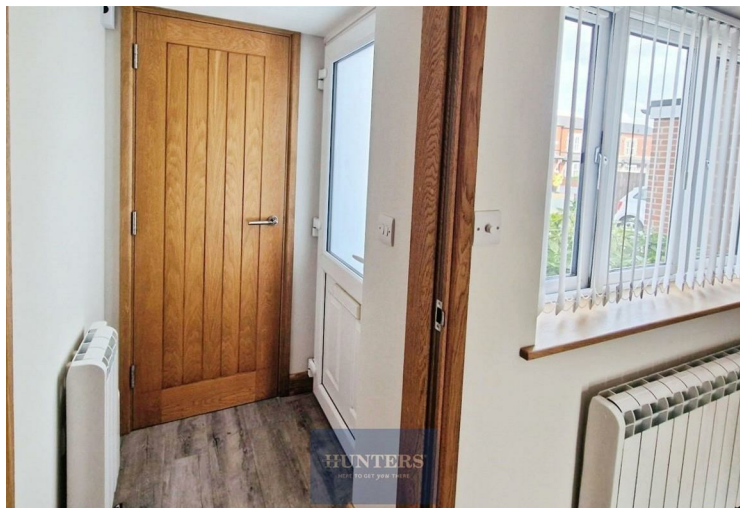
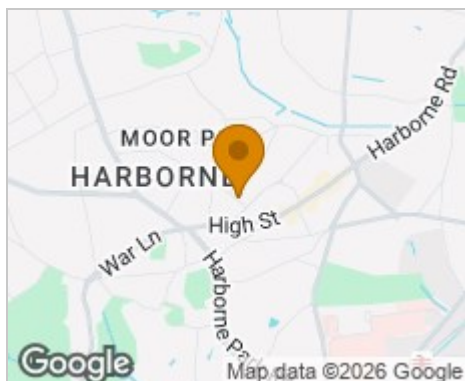


A stunning, newly renovated two-bedroom maisonette situated on the sought-after Wentworth Road, offering spacious and stylish accommodation finished to a high standard throughout.

Upon entering the property, you are welcomed into a spacious porch/hallway area, providing useful storage space and a practical entrance to the home. You then step into the bright and inviting living room, which flows seamlessly through into the modern, well-appointed kitchen. The kitchen has been thoughtfully designed with ample storage and integrated Siemens appliances, making it both stylish and practical for everyday living and entertaining. Continuing through the property, the hallway leads to the modern family bathroom, complete with a shower and contemporary fittings. The property offers two well-proportioned bedrooms, both benefiting from fitted wardrobes, providing excellent built-in storage. To the rear, there is also a private garden, offering a pleasant outdoor space. The maisonette has been renovated to a high standard and benefits from Flotex flooring throughout.

The property is ideally positioned for access to the popular Harborne Village, Queen Elizabeth Hospital and Medical Complex, as well as Birmingham City Centre. The property also falls within the catchment area for the highly regarded Harborne Primary School.





Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	78
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.

110 Station Road, Harborne, Birmingham, B17 9LS

Tel: 0121 647 4233 Email: harborne@hunters.com <https://www.hunters.com>

