

# HUNTERS®

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## Wentworth Road

Harborne, Birmingham, B17 9BX

Offers In The Region Of £750,000



- Superbly Presented and Extended Semi Detached Family Home
- Four Generous Double Bedrooms
- Fantastic South Facing and Secluded Rear Garden
- No Upward Chain
- Prestigious Harborne Location
- Open Plan Kitchen Living at the Rear of the Property
- Excellent Links to QE Medical Complex, Birmingham University and City Centre
- EPC Rating - D

Tel: 0121 647 4233

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A superbly presented family home situated within this prestigious location within the heart of Harborne Village. Set over three floors, this four bedroom residence has been thoughtfully extended to provide over 2000 square feet of immaculate internal accommodation with a wonderfully extended open-plan kitchen living space stretching across the rear of the property. The property additionally benefits from a wonderfully landscaped south-facing rear garden and is being sold with No Upward Chain.

The property is fully double glazed with gas central heating, set back from the road via a blue brick driveway comfortably providing space for two cars, with a well maintained mature flower bed and leading to both the garage and property entrance.

Off the porch, a beautiful stained glass entrance leads into a welcoming hallway, including the stairs to first floor with storage underneath. A traditional front reception room provides a large bay window and stunning period timber mantelpiece. At the rear of the property is a wonderful open-plan kitchen living space spanning the width of the property, with a large roof lantern and bi-folding doors out to the rear garden providing an abundance of natural light and tiled flooring with under-floor heating throughout this area. This open-plan space provides ample space for both dining and living and is perfect for the entertainment of family and guests alike, with the kitchen area comprising wall and base level units including matching island, with complimentary work surfaces and matching up-stand. Integrated appliances include oven and combi-oven, with induction hob and extractor unit and integrated fridge freezer and dishwasher, whilst housing the central heating boiler.

Off the kitchen is a spacious utility room, with integral access to the garage and a downstairs WC. The utility provides additional storage and worktops, with space and plumbing for washing machine and tumble dryer and access out to the rear garden.

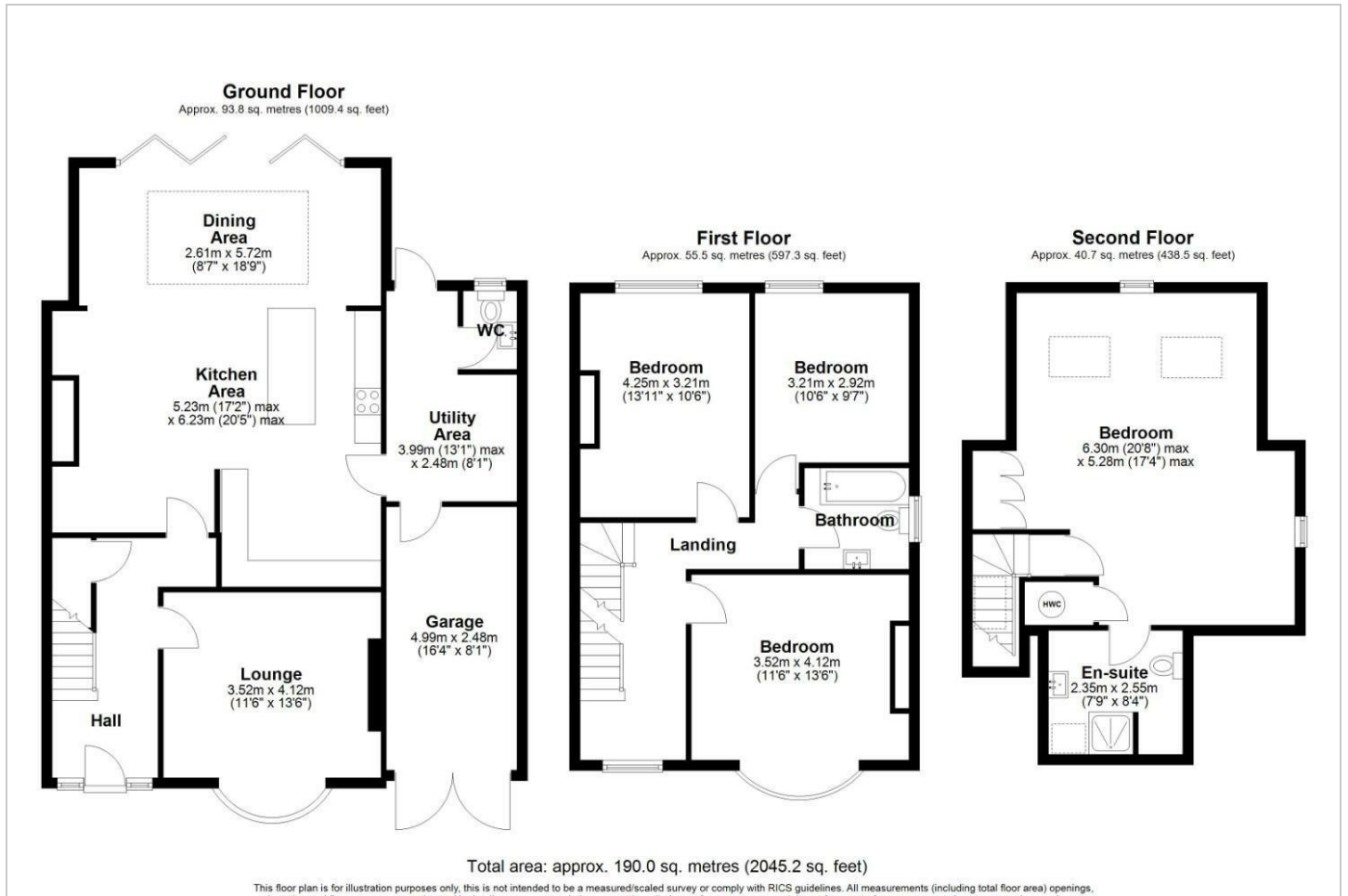
As you head upstairs, four generously sized double bedrooms are set across two floors. A light and airy landing area to the first floor provides access to three of the bedrooms with the main bedroom to this floor including a large bay window and fitted wardrobes, complemented by a partly tiled bathroom comprising WC, vanity sink unit and bath with rainfall shower above, in addition, a useful area that could potentially be used as a study occupies the space next to the staircase up to the second floor. The large master bedroom suite has been created from this excellent loft conversion, with dual aspect windows and skylights, with some built-in under eaves storage. This is completed with a partly tiled en-suite with WC, wall mounted sink unit and shower cubicle.

To the outside, the property is perfectly complimented with a beautiful south facing rear garden which is perfect for the entertainment of family and guests alongside the open-plan kitchen area, with a good sized patio space and large lawn area, with a children's climbing frame towards the back accompanied by a garden shed, including an array of mature plants and bushes throughout the borders. The garage has wooden double doors and is ideal for storage.

The property is superbly located in the heart of Harborne Village, and this prestigious address is ideal for its close proximity to Harborne High Street, renowned for its boutique shops and high end supermarkets, along with the fantastic array of award-winning eateries and local gastro-pubs that provide a vibrant and bustling social atmosphere and community culture. Harborne Pool & Fitness Centre is situated just around the corner and this location is perfect for its convenient access to the Queen Elizabeth Medical Complex, Birmingham University and the University Train Station which the latter provides direct access into Birmingham City Centre and the national rail network. The local area is also well renowned for its local school catchment with many local Outstanding Rated

Ofsted schools, most notably Harborne Primary, Chad Vale and the Blue Coat school all which are in close proximity.

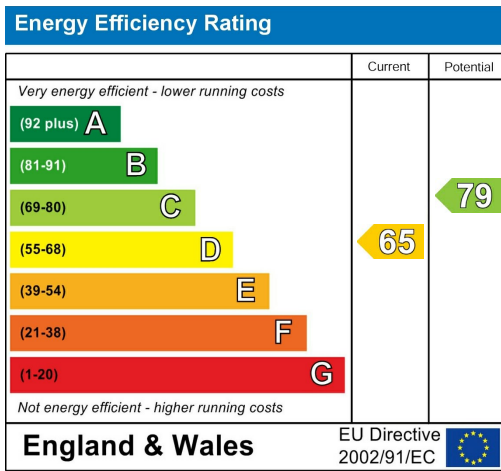
# Floorplan







### Energy Efficiency Graph



### Viewing

Please contact our Hunters Harborne Lettings Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





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.

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