

# ENGLANDS



30 Wentworth Park Avenue

Harborne, Birmingham, B17 9QU

£375,000





## PROPERTY DESCRIPTION

This three-bedroom semi-detached property, currently configured as a two bedroom, is located in the highly sought-after area of Harborne. It features off-road parking, lounge/diner, kitchen, sunroom, two bedrooms, bathroom and a good sized rear garden. No chain.

Situated on Wentworth Park Avenue, a quiet cul-de-sac leading off Lordswood Road, the property enjoys convenient access to central Harborne. It is in close proximity to excellent amenities along the high street and benefits from regular transport services that connect to the comprehensive leisure, entertainment and shopping facilities of the City Centre. Additionally, it is easily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre.

The property itself is set back from the road by a paved foregarden and driveway. An internal inspection is essential to fully appreciate the accommodation, which comprises the following:





Entrance door leads into:

#### HALLWAY

Having ceiling light point, radiator, UPVC obscured double glazed window, stairs leading to first floor and two understairs storage cupboards.

#### LOUNGE/DINER

6.84m max excluding bay window x 3.40m max (22'5" max excluding bay window x 11'1" max )  
Having two ceiling light points, radiator, UPVC double glazed window, coving to ceiling and gas fire with marble style hearth. Door with side windows leads into conservatory.

#### KITCHEN

2.41m max x 2.27m max (7'10" max x 7'5" max)  
Having ceiling strip light, vinyl flooring, wall and base units with worktop over, partial tiling to walls, space for oven, single bowl sink drainer with mixer tap over, UPVC double glazed window into conservatory and serving hatch.

#### SUNROOM

5.71m max x 1.29m max (18'8" max x 4'2" max)  
Having two ceiling light points, plumbing for washing machine, vinyl flooring, radiator, UPVC double glazed windows with door leading to garden.

#### ON THE FIRST FLOOR

#### LANDING

Having ceiling light point, UPVC obscured double glazed window and loft hatch.

#### BEDROOM ONE FRONT

4.48m max x 3.26m max excluding wardrobes (14'8" max x 10'8" max excluding wardrobes )  
The original footprint of two bedrooms however the current owner has reconfigured into one.  
Having ceiling light point, two UPVC double glazed windows, radiator and built in wardrobes.

#### BEDROOM TWO REAR

3.40m max x 3.15m max (11'1" max x 10'4" max )  
Having ceiling light point, radiator and UPVC double glazed window.

#### BATHROOM

Having two ceiling light points, UPVC obscured double glazed window, radiator, partial tiling to walls, built in cupboard housing the Worcester gas combi boiler, pedestal hand wash basin, low flush WC, panelled bathtub with wall mounted electric shower and side screen.

#### OUTSIDE

Good sized rear garden with paved patio area, lawn, a range of evergreen trees, bushes and shrubs, pathway, summerhouse, shed and outbuilding used for storage. Gate leading to side access and fence panels to three sides.

#### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C



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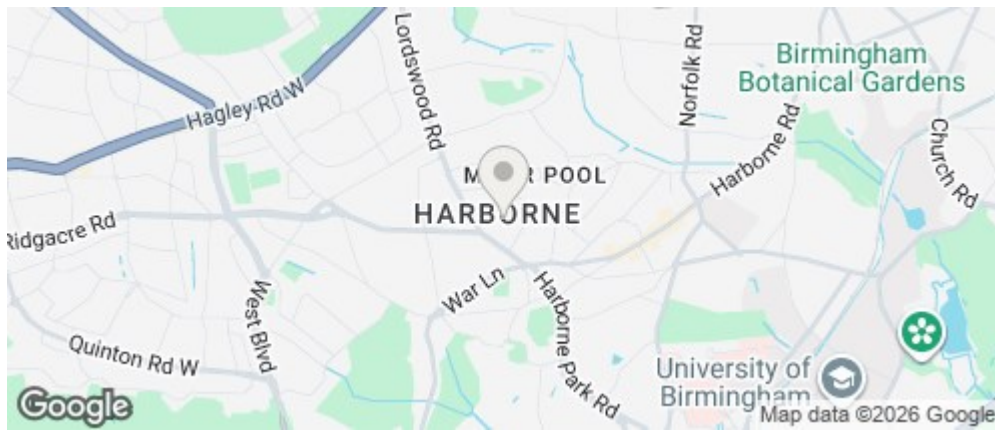





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## ROAD MAP



## ENERGY EFFICIENCY GRAPH

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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## FLOOR PLAN



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