



## Wentworth Road

Harborne, Birmingham, B17 9SH

Offers In The Region Of £625,000



- Fully Refurbished Double Fronted Period Property in Central Harborne
- Excellent Location & within catchment area of Harborne Primary School
- Private Driveway for at Least Two Cars
- No Upward Chain
- Four Double Bedrooms with Built-in Wardrobes and Four Bathrooms
- Spacious Open-Plan Living Kitchen to Ground Floor
- Excellent Access to QE Medical Complex and Birmingham University
- EPC Rating - C

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A wonderfully presented double fronted period residence situated in this highly desirable location in Central Harborne, on the doorstep of Harborne Primary School and Harborne High Street. This stunning end terraced home has been thoughtfully re-designed throughout including four flexible bedrooms occupying both the ground and first floor. Additionally providing a driveway for at least two cars, with EV charging point and being sold with No Upward Chain.

Entering into the property you are welcomed by an impressive parquet engineered oak flooring with a staircase up to the first floor. A spacious room occupies the front of the property has been thoughtfully redesigned to offer flexibility, with the potential to be used as a ground floor bedroom, complete with built-in wardrobes and a luxury en-suite shower room. Towards the rear and occupying a generously spacious area, is a superb open-plan kitchen living space which provides ample room for both living and dining areas, alongside a fantastic luxury kitchen complete with large sliding patio doors out to the rear garden and comprising wall and base level units with Granite worktops, integrated oven and grill and dishwasher with space for fridge freezer. A guest W.C and additional separate utility room complete the ground floor providing additional space for washing machine and tumble dryer whilst housing the central heating boiler.

Upstairs to the first floor are three generous double bedrooms, all of which include fitted wardrobes with automatic LED lighting. Two of the bedrooms include luxury en-suite shower room facilities, and there is an additional Jack and Jill bathroom off the third bedroom which includes freestanding bath with a separate shower cubicle.

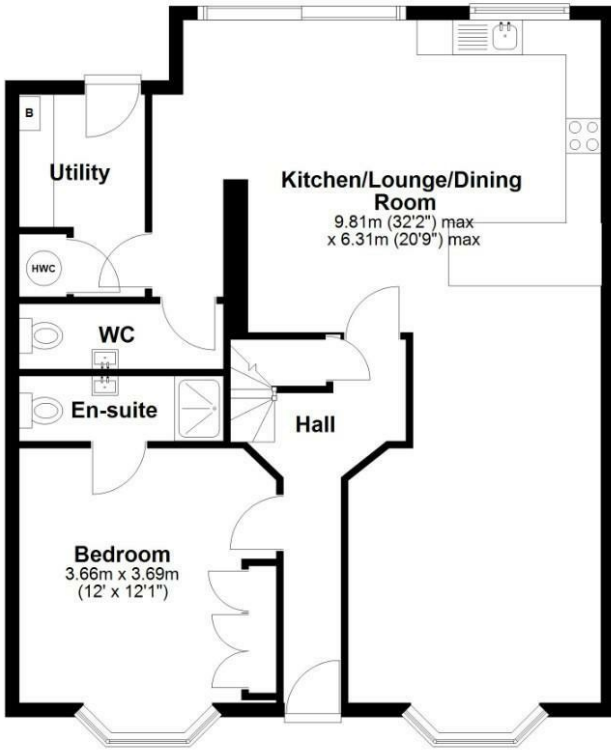
Outside at the rear, is a landscaped low maintenance garden with a raised patio area and steps down to a lawn area.

The property is situated on the prestigious and highly regarded Wentworth Road which is superbly located in the heart of Harborne Village within immediate proximity of the highly sought-after Harborne Primary school. This well-known address is also renowned for its short distance to the boutique shops and high end supermarkets that are available on Harborne High Street, which also includes a fantastic array of award winning eateries and local gastro-pubs. Harborne Pool & Fitness Centre is situated just around the corner and this location remains highly sought after by medical professionals and academic professionals working within the Birmingham University's Edgbaston campus and Queen Elizabeth Medical Complex, both of which are under a mile away.

# Floorplan

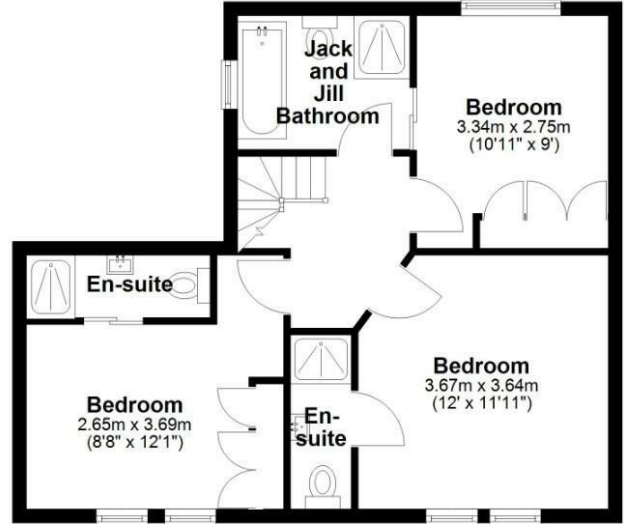
## Ground Floor

Approx. 78.2 sq. metres (841.5 sq. feet)



## First Floor

Approx. 48.5 sq. metres (522.1 sq. feet)



Total area: approx. 126.7 sq. metres (1363.6 sq. feet)

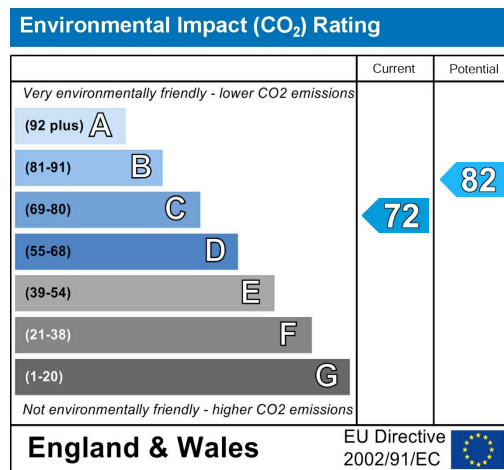
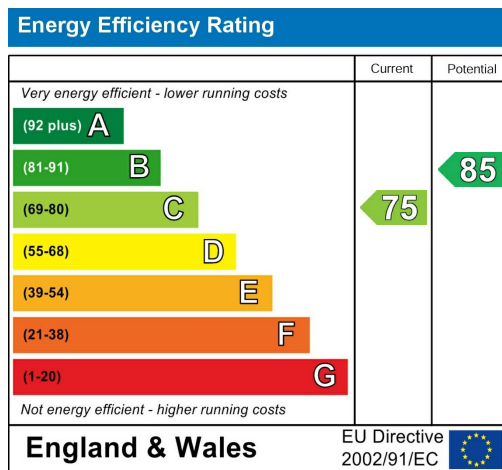
This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and







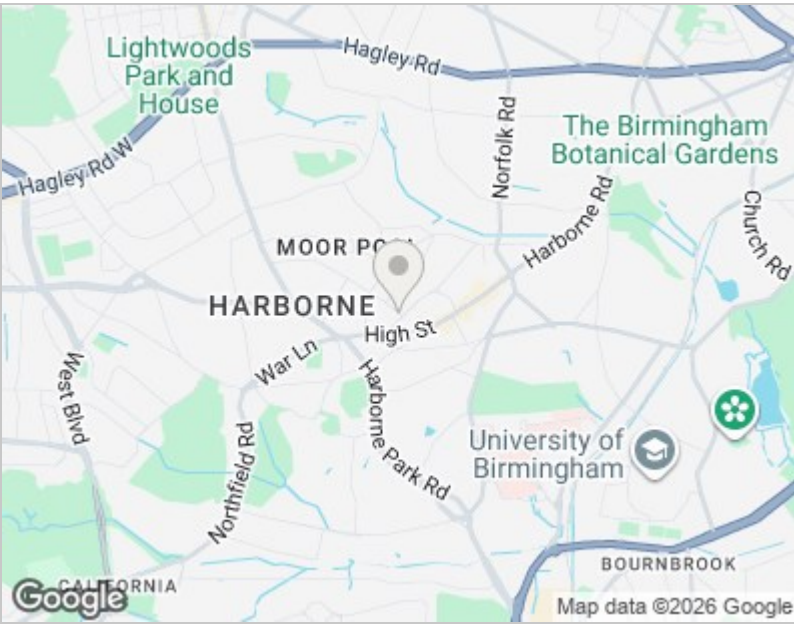
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Harborne 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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