



**Connells**

Wentworth Way  
Harborne



## Property Description

Spacious and Well-Extended Detached Family Home - No Upward Chain

Located within easy reach of Harborne Village and the Queen Elizabeth Hospital, this superb detached family residence offers generous and flexible accommodation throughout. Ideally suited to modern family life, the property has been extended to the rear, enhancing the living space and creating a versatile layout perfect for both entertaining and everyday comfort.

Set back from the road behind a driveway providing ample off-road parking and access to an integral garage, the home enjoys a peaceful yet highly convenient position.

Inside, the property features a welcoming entrance hallway leading to a selection of well-proportioned reception rooms, including a bright and spacious extended living area with garden views. The kitchen is well-appointed, with potential for further updating or opening into a large open-plan kitchen/dining/living area, depending on your vision.

Upstairs, the home offers four generous bedrooms plus a fifth bedroom/study, providing flexibility for larger families or those working from home.

The rear garden is mature and private, ideal for children, gardening, or relaxing outdoors.

Additional highlights include, double glazing, a downstairs WC, and the benefit of no upward chain, making this an excellent opportunity for a swift and straightforward purchase.

## Approach

Set in a cul-de-sac location behind a driveway and garage, side gate leading to rear garden.

## Entrance Hallway

Ceiling light point, door to lounge

## Guest Cloakroom

Ceiling light point, double glazed window to front, low flush w.c. hand wash basin.

## Additional Reception Room

7' 9" x 13' ( 2.36m x 3.96m )

Additional reception room, laminated floor, ceiling light point, staircase off.

## Lounge

15' 6" x 18' 9" ( 4.72m x 5.71m )

Laminated floor, large double glazed window to front, tv point, 2 ceiling light points, door off.

## Family Room

15' 6" x 8' 8" ( 4.72m x 2.64m )

Laminated floor, ceiling light point, windows to rear and side.

## Kitchen

6' 9" x 11' 9" ( 2.06m x 3.58m )

Matching wall and base units, sink with mixer tap and drainer, serving area on to the family room, electric cooker point, space for fridge, door to utility.

## Utility Room

7' 1" x 10' 9" ( 2.16m x 3.28m )

Window and door to garden, access to the rear of the garage.

## Landing

Ceiling light point, loft access, storage cupboard, doors off.

## Bedroom One

15' 6" x 8' 7" ( 4.72m x 2.62m )

Laminated floor, 2 double glazed windows overlooking the garden.

## Bedroom Two

7' 1" x 8' 7" ( 2.16m x 2.62m )

Laminated floor, ceiling light point, double glazed window.

## Bedroom Three

7' 8" x 9' 6" ( 2.34m x 2.90m )

Double glazed window, ceiling light point, laminated floor.

## Bedroom Four

7' 4" x 9' 3" ( 2.24m x 2.82m )

Double glazed window, laminated floor, ceiling light point.

## Bedroom Five

7' 1" x 8' 4" ( 2.16m x 2.54m )

Please note that the access to this bedroom is through bedroom four

Laminated floor, ceiling light point, double glazed window.

## Bathroom

Panelled bath with shower over, hand wash basin, low flush w.c. part tiling, ceiling light point, double glazed window.

## Rear Garden

Mainly paved with flower borders, mature trees and shrubbery.

## Garage

Up and over door to the front, rear access into the utility.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 426 2800**  
**E [harborne@connells.co.uk](mailto:harborne@connells.co.uk)**

158 High Street Harborne  
 BIRMINGHAM B17 9QE

EPC Rating: G Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/HBO310416](http://connells.co.uk/Property/HBO310416)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HBO310416 - 0009