



Wentworth Park Avenue

Harborne, Birmingham, B17 9QU

£1,995 Per Month



- Newly Extended and Refurbished Semi-Detached Property
- Central Harborne Location
- High Quality Fixtures and Fittings Throughout
- Available Immediately
- Four Double Bedrooms
- Large Rear Garden
- Unfurnished with White Goods Included
- EPC Rating - C

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A newly extended and completely refurbished four bedroom family home situated in this quiet cul-de-sac location in the heart of Harborne Village. The property has been completely redeveloped into a large family property which has been renovated to an excellent standard. Available Immediately on an Unfurnished Basis. EPC Rating - C

The property is fully double glazed and provides gas central heating, the new internal accommodation has been completely redesigned and comprises entrance hallway, a spacious front reception room, with additional study room area leading through to a large open plan kitchen dining room at the rear of the property complete with breakfast bar area, perfect for entertaining the family and friends, and leads directly out to a large rear garden. A downstairs bathroom completes the ground floor accommodation. Upstairs provides four well proportioned bedrooms with an additional family bathroom.

Set within a superb location in the heart of Harborne Village at the top of the High Street, moments away from the vast array of boutique shops and high end supermarkets along with popular eateries and local pubs providing a vibrant and bustling night life. Harborne Pool and Fitness Centre is on the doorstep along with a fantastic school catchment which includes the renowned Harborne Primary School. Just slightly further afield with regular convenient transport links are the likes of Birmingham University, Queen Elizabeth Medical Complex and Birmingham City Centre all of which being easily accessible.

Front and Approach

A block paved frontage leads to the entrance with a rear gate access.

Entrance Hallway

A hardwood door leads into entrance, providing stairs to first floor, central heating radiator, under-stairs storage and access into:

Front Reception Room

15'11" into bay x 11'9" (4.85m into bay x 3.58m)

With a double glazed bay window to front elevation and central heating radiator.

Downstairs Bathroom

Fully tiled with a double glazed obscure window to side elevation, comprising low level WC, vanity sink unit, bath with mixer taps and rainfall shower above, chrome heated towel rail and extractor fan.

Study Area

8'10" x 8'2" (2.69m x 2.49m)

With central heating radiator and opens directly into:

Open Plan Kitchen Dining Room

17'3" x 16'1" (5.26m x 4.90m)

A large open space providing plenty of natural light through a double glazed window to rear elevation, patio doors out to the rear garden and additional roof lantern. There is ample space for both living and dining room furniture, the kitchen area comprises wall and base level units with complimentary work surfaces with sunken stainless steel sink and drainer and tiled splash-back, matching breakfast bar, integrated oven with gas hob and extractor above, freestanding fridge freezer, washing machine and dishwasher and houses the 'Worcester Bosch' central heating boiler.

Rear Garden

With a red brick patio across the rear of the property and to the rear gated access, large lawn area throughout the garden with a central pathway leading down the garden and a fence boundary.

First Floor Landing

With a double glazed obscure window to side elevation, loft access and doors into:

Bedroom One

10'10" max x 12'1" (3.30m max x 3.68m)

With a double glazed window to front elevation, central heating radiator, feature cast iron fireplace and fitted wardrobes.

Bedroom Two

9'3" x 9'11" (2.82m x 3.02m)

With a double glazed window to rear elevation, central heating radiator and decorative cast iron fireplace.

Bedroom Three

9'1" x 8'4" (2.77m x 2.54m)

With a double glazed window to rear elevation and a central heating radiator.

Bedroom Four

6'10" x 7'0" (2.08m x 2.13m)

With a double glazed window to front elevation and central heating radiator,

Bathroom

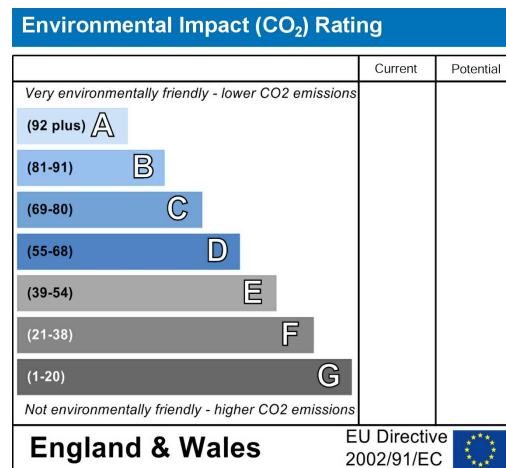
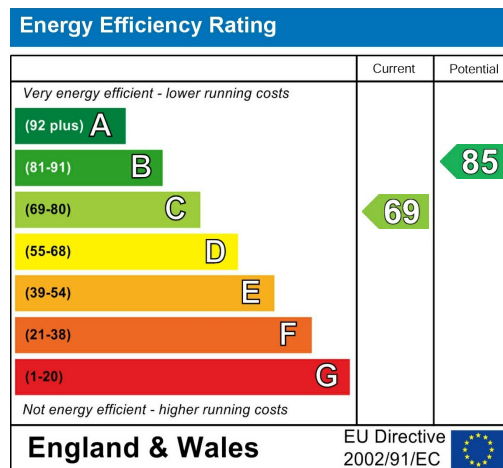
Fully tiled with a double glazed obscure window to side elevation, comprising low level WC, vanity sink unit, walk-in shower cubicle, chrome heated towel rail and extractor fan.

Floorplan





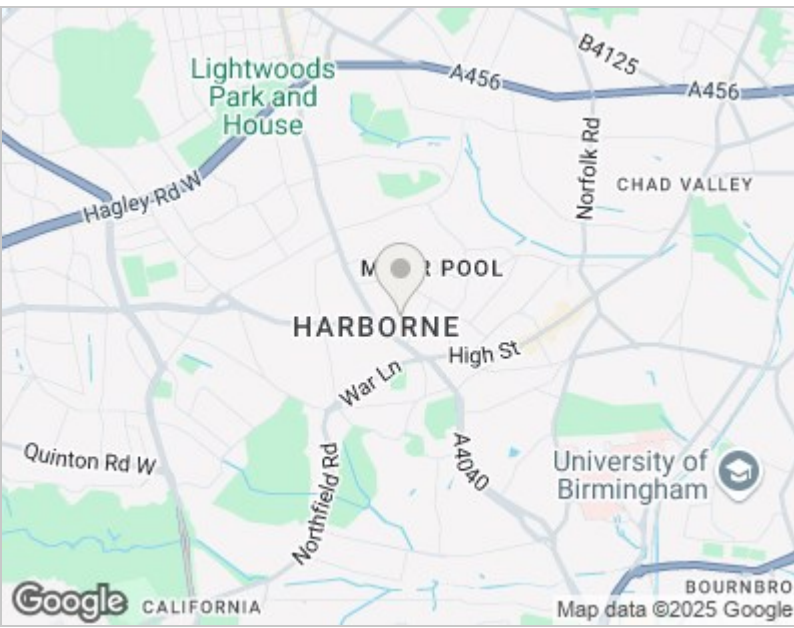
Energy Efficiency Graph



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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