



Wentworth Road, , Birmingham, B17 9TA

- Wonderful Detached Period Residence
- Central Harborne Location in Very Close Proximity to Harborne Primary School and High Street
- Driveway and Beautifully Secluded Rear Garden
- No Upward Chain

- Five Double Bedrooms
- Beautifully Retained Period Features Throughout the Property
- Excellent Access Links to QE Medical Complex and Birmingham University
- EPC Rating - E

Offers In The Region Of £995,000



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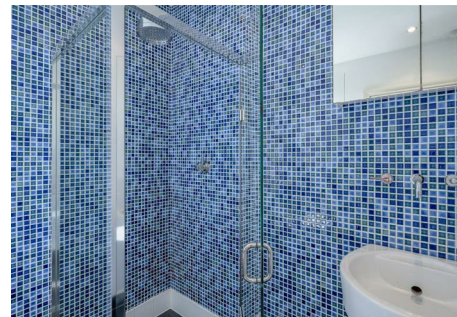
An enviable and wonderfully appointed late Victorian residence situated in this prestigious location in the heart of Harborne Village in very close proximity to the High Street and Harborne Primary School. This exclusive five bedroom semi-detached home is set over three floors and provides approximately 2624 square feet of wonderfully maintained internal accommodation, full of character and with retained original features throughout. With ample off-street parking and Being sold with No Upward Chain.

The property includes gas central heating, and is set back from the road via a block paved driveway comfortably providing space for two cars, with established flowerbeds and boundary.



As you enter into the entrance vestibule, a secondary door leads into a large, welcoming original tiled hallway, with a staircase to the first floor and access to a partly tiled guest cloakroom. There are three separate reception rooms across the ground floor including your typical front and rear reception rooms. The front reception includes a large sash bay window with a feature marble fireplace. The rear reception room includes another wonderful feature fireplace, built-in shelving and large double doors opening out to the rear garden.

A spacious open-plan kitchen dining room occupies the rear of the property, with a vaulted ceiling and skylights, with aluminum bi-folding doors that lead out to the garden, providing an abundance of natural light and includes ample space for a dining table and chairs. The kitchen comprises wall and base level units with complimentary work surfaces and tiled splash-back, there is an integrated oven and grill with gas hob and space for all other kitchen appliances. The third reception room continues off the kitchen, and includes a utility cupboard that houses the central heating boiler.



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As you head upstairs, the bedroom accommodation is split across the first and second floor, with light and airy landing areas providing access into five generously sized double bedrooms, all of which include beautifully retained original fireplaces. The master bedroom includes a partly tiled en-suite with WC, wall mounted sink unit and large bath with separate rainfall shower. The internal accommodation is completed by two partly tiled family shower rooms on each floor which comprise WC, sink units and walk-in shower cubicle with

rainfall shower. The shower room occupying the top floor also houses the hot water cylinder.

To the outside, the property is complimented with a beautiful south facing rear garden which is perfect for the entertainment of family and guests, with decking and blue brick patio areas to the side of the property leading to a good sized and secluded lawn area, accompanied by a garden shed, with an array of mature plants and bushes surrounding the garden.

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.



This floor plan is for illustration purposes only, this is not intended to be a measured/survey or comply with RICS guidelines. All measurements (including total floor area) coverings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanIt.

Viewings

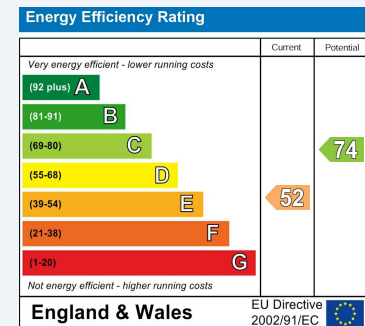
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.