



Wentworth Way, Harborne, Birmingham, B32 2UZ

- Well Presented End of Terrace Home in Popular Cul-De-Sac Location
- Kitchen Diner at Rear of the Property
- Includes a Garage En-Bloc Detached from the Property
- No Upward Chain
- Three Good Sized Bedrooms
- Secluded Rear Garden
- Excellent Access to Harborne High Street, QE Hospital and Birmingham University
- EPC Rating - D

Offers In The Region Of £275,000



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DESCRIPTION

A superbly maintained and deceptively spacious end-of-terrace property situated in this quiet residential cul-de-sac on the edge of Harborne. This three bedroom home is ideally positioned for access to the QE Medical Complex and Birmingham University, with a spacious kitchen dining room, a secluded rear garden and a garage en-bloc. Being Sold with No Upward Chain.

The property is set back elevated above street level with a front fore garden and includes gas central heating and double glazing. The entrance porch has some storage and a secondary door into the entrance hallway that provides the staircase to the first floor. A light and spacious front reception room includes a large window to the front elevation and feature fireplace with under stairs storage. This leads into an equally spacious kitchen dining room that stretches across the width of the entire rear of the property, providing ample space for a dining table and chairs with access out to the rear garden. The kitchen area comprises wall and base level units with complimentary work surfaces and matching up-stand, integrated appliances include oven and grill, with gas hob and extractor unit, with space for all other kitchen appliances and houses the central heating boiler.

The upstairs accommodation provides two generously sized double bedrooms with a slightly smaller third bedroom, perfectly complimented by a fully tiled refitted bathroom suite, comprising WC, vanity sink unit and bath with separate shower.

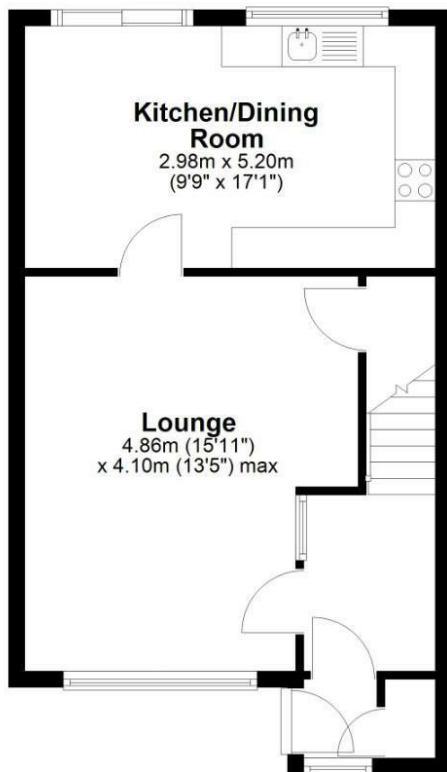
A tiered and secluded quiet rear garden includes a private patio with steps up to an elevated lawn space, with an array of mature plants and trees throughout and a rear gated access.





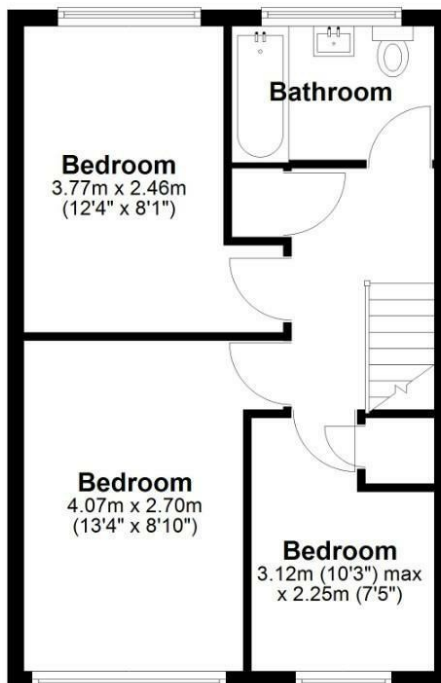
Ground Floor

Approx. 42.3 sq. metres (454.8 sq. feet)



First Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



Total area: approx. 82.5 sq. metres (887.8 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 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 PlanUp.

Viewings

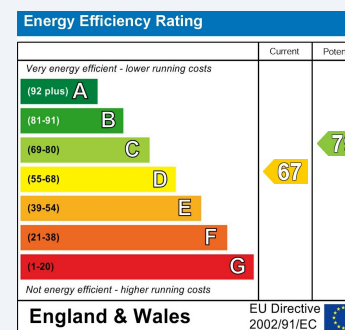
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.