



## Wentworth Road, Harborne, Birmingham, B17 9SS

- Spacious and Well Presented Apartment
- Two Double Bedrooms
- Garage En-Bloc Included
- No Upward Chain
- Prime Harborne Location in Very Close Proximity to Harborne Primary School & High Street
- Long Remaining Lease Term
- Excellent Links to Queen Elizabeth Medical Complex and Birmingham University
- EPC Rating - E

**Asking Price £191,000**





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## DESCRIPTION

A spacious two bedroom apartment situated on the top floor of this quiet development within close proximity of Harborne Primary School in the heart of Harborne Village. The property is an ideal investment opportunity or equally suitable as a first time purchase and additionally benefits from a garage and beautiful communal gardens. Being sold with No Upwards Chain.

This leasehold property is situated on the second (top) floor of the development and is fully double glazed and provides individual electric heaters. The internal accommodation comprises entrance hallway complete with ample storage cupboards, a spacious living/dining room with a separate kitchen comprising wall and base level units with complimentary work surfaces and tiled splash-back, with an integrated oven with gas hob and space for fridge freezer and washing machine. There are two good sized bedrooms including a master with fitted wardrobes and the property is completed with a fully tiled bathroom suite including bath with separate electric shower. To the outside is a garage en-bloc with access to a wonderfully manicured communal garden at the rear of the development.

The apartment is superbly located in the heart of Harborne Village and this prestigious residential street is renowned for its short distance to the boutique shops and high end supermarkets within the area, a fantastic array of award winning eateries and local pubs also provide for a vibrant and bustling night life. Harborne Pool & Fitness Centre is situated just around the corner. This location remains highly sought after by medical staff and lecturers working within the Birmingham University's Edgbaston campus and Queen Elizabeth Medical Complex, both of which are just under a mile away.



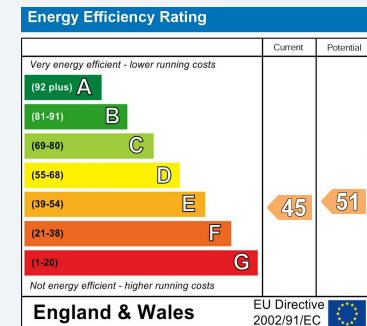






## ENERGY PERFORMANCE CERTIFICATE

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.

### Viewings

Please contact [harborne@hunters.com](mailto: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.



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