



57a Wentworth Road, Birmingham, B17 9TA

Asking Price £899,950

A beautifully presented, fully renovated four-bedroom family home, primely located upon this highly desirable road within the prestigious borough of Harborne.

The property seamlessly blends modern comfort with period features and timeless elegance. Offering spacious accommodation across three floors and coming with the added benefit of a garden room which can be used as a home office, workshop or gymnasium.

Viewing by appointment only.

EPC -

Entrance hall



Solid panelled front door, stairs to first floor, under stairs storage cupboard, radiator, exposed wooden floorboards, doors leading off.

WC



Wash hand basin, low flush WC, radiator.

Sitting room 12'8 x 18'8 (3.86m x 5.69m)



Shuttered double glazed sash windows to front elevation, feature fireplace, fitted cabinets and shelving, picture rail, ornate cornicing and ceiling roses, radiator.

Kitchen / diner 12'6 min x 18'8 (3.81m min x 5.69m)



Double doors and window to conservatory, range of base units surmounted by a quartz worksurface, integrated dishwasher, fridge, freezer, cooker, microwave and extractor hood. Belfast sink, radiators in the kitchen and dining areas, exposed wooden floorboards.

Conservatory 11'11 x 18'6 (3.63m x 5.64m)



Door to garden, wood burner, exposed wooden floorboards.

First floor landing



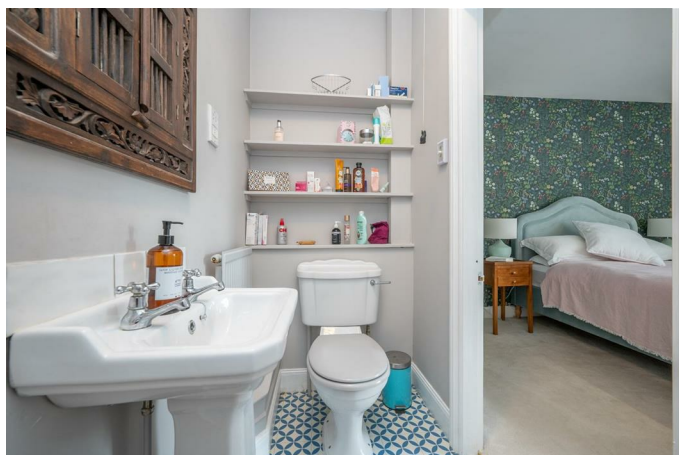
Window to rear elevation, storage cupboard, stairs to second floor, doors leading off.

Bedroom one 17'6 max x 12'3 (5.33m max x 3.73m)



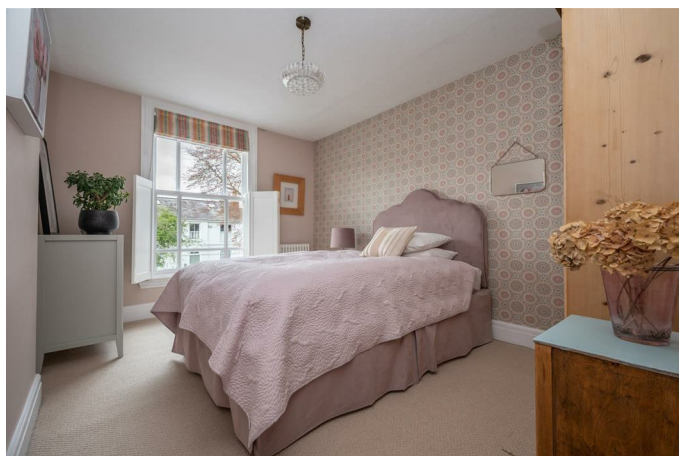
Shuttered double glazed window to front elevation, fitted wardrobes, radiator, door to en-suite.

En-suite



Double shower cubicle, wash hand basin, low flush WC, radiator.

Bedroom two 12'7 x 9'7 (3.84m x 2.92m)



shuttered double glazed sash window to front elevation, radiator.

Utility room

Plumbing and space for a washing machine and appliances, also housing the water pressure system.

Family bathroom 9'2 x 10'5 (2.79m x 3.18m)



Window to rear elevation, double shower cubicle, roll-top bath, wash hand basin over vanity unit, low flush WC.

Second floor landing



Window to rear elevation, radiator, doors leading off.

Bedroom three 11'9 x 23'1 (3.58m x 7.04m)



Two skylight windows to front elevation, two radiators.

Bedroom four 16 x 10'5 (4.88m x 3.18m)



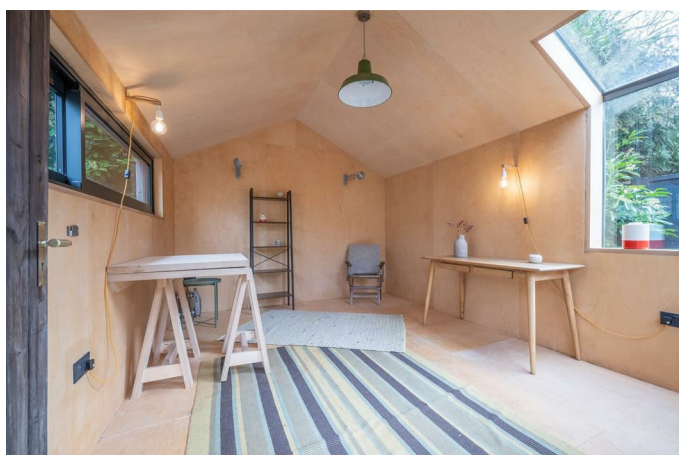
Skylight window to rear elevation, under eave storage cupboard, radiator.

Shower room 4'3 x 10'10 (1.30m x 3.30m)



Double shower cubicle, wash hand basin, low flush WC, radiator / heated towel rail.

Garden room



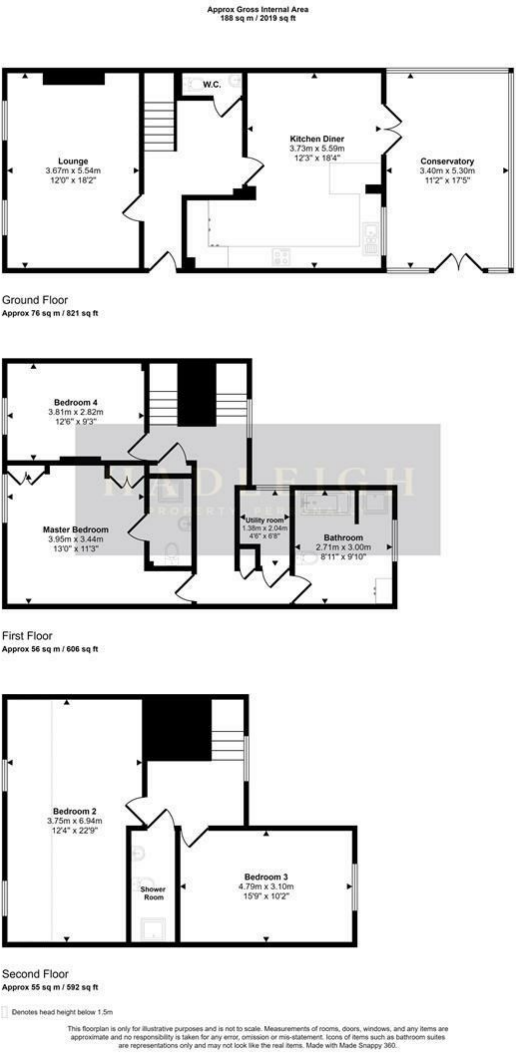
Windows to front and side elevation, lighting and power.

Garden



Mainly laid to lawn with mature shrub beds and borders, fencing to boundaries, gated access to front elevation. A decorative archway leads down to the garden room, an ideal space for a home workshop, office, gymnasium or summer room,

Floor Plan



Area Map



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Energy Efficiency Graph

