HADLEIGH

PROPERTY . PERSONALLY

41 Wentworth Road, Birmingham, B17 9SN

Asking Price £800,000

Hadleigh Estate Agents are delighted to offer this extended home, situated on the ever popular Wentworth Road.

Set behind electric gates, the property boasts a mutli car driveway and fore garden. Entrance porch and hallway, leading into a spacious through lounge. The original garage has been converted into an additional reception room making a perfect play room or study. The property has also had an extension to the rear of the property, allowing for a sociable kitchen diner with underfloor heating. Further benefitting from a utility room and downstairs shower room. To the rear of the property is a sizeable private garden, with decked area, lawn and further patio area.

The first floor accommodation, has three spacious double bedrooms, the third bedroom has been generously extended with a side elevation dormer. Upstairs is further completed with a modern family bathroom. The property also allows for further development, including a loft conversion, subject to the necessary planning.

Location

Wenworth Road is set within the heart of Harborne, being a stones throw away from Harborne High Street, offering an array of bars, restaurants and shops. Situated on the same road is the popular Harborne Primary School, whilst also being within the catchment for other local schools. Excellent transport links into Birmingham City Centre, Queen Elizabeth Hospital and University of Birmingham.

Entrance Porch/ Hallway

UPVC double glazed front door and glazing, tiled flooring and ceiling light point. Internal stained glass windows and door, wooden flooring, ceiling light point, gas central heating radiator and bespoke under stairs storage.

Lounge/ Reception Room

Carpeted flooring, ceiling light points and bay window to the front elevation with bespoke seating area. Two gas central heating radiators, working feature fireplace and internal glazed doors to kitchen diner.

Study

Fitted wardrobes, wooden flooring, double glazed window to front elevation, ceiling light point and gas central heating radiator.

Kitchen Diner

Double glazed wooden doors to rear garden, wooden window to rear elevation and tiled flooring. Ceiling spotlights, skylights and gas central heating radiators. Bespoke fitted kitchen with a range of base and wall units, including feature island with hob and extractor hood. Further benefitting from underfloor heating and plumbing for dishwasher.

Utility

Tiled flooring, ceiling light point, housing boiler, sink and drainer unit, plumbing for washing machine.

Shower Room

Walk in shower cubicle with mains shower, low level flush WC, hand wash basin and towel radiator. Double glazed window to side elevation, ceiling light point, partially tiled walls and tiled flooring.

Landing

Carpeted flooring, double glazed window to side elevation, ceiling light point and loft access.

Master Bedroom

Carpeted flooring, double glazed bay window to front elevation, ceiling light point and gas central heating radiator.

Bedroom 2

Double bedroom with double glazed window to rear elevation, ceiling light point, carpeted flooring and gas central heating radiator.

Bedroom 3

Side elevation dormer extension, carpeted flooring, two ceiling light points and gas central heating radiator. Double glazed bay window to front elevation and double glazed window to side elevation.

Bathroom

Tiled flooring and walls, walk in shower cubicle with mains shower. Vanity unit, medicine cabinet, bathroom niche with lighting and double glazed window to rear elevation. Bath, concealed cistern WC and towel radiator.

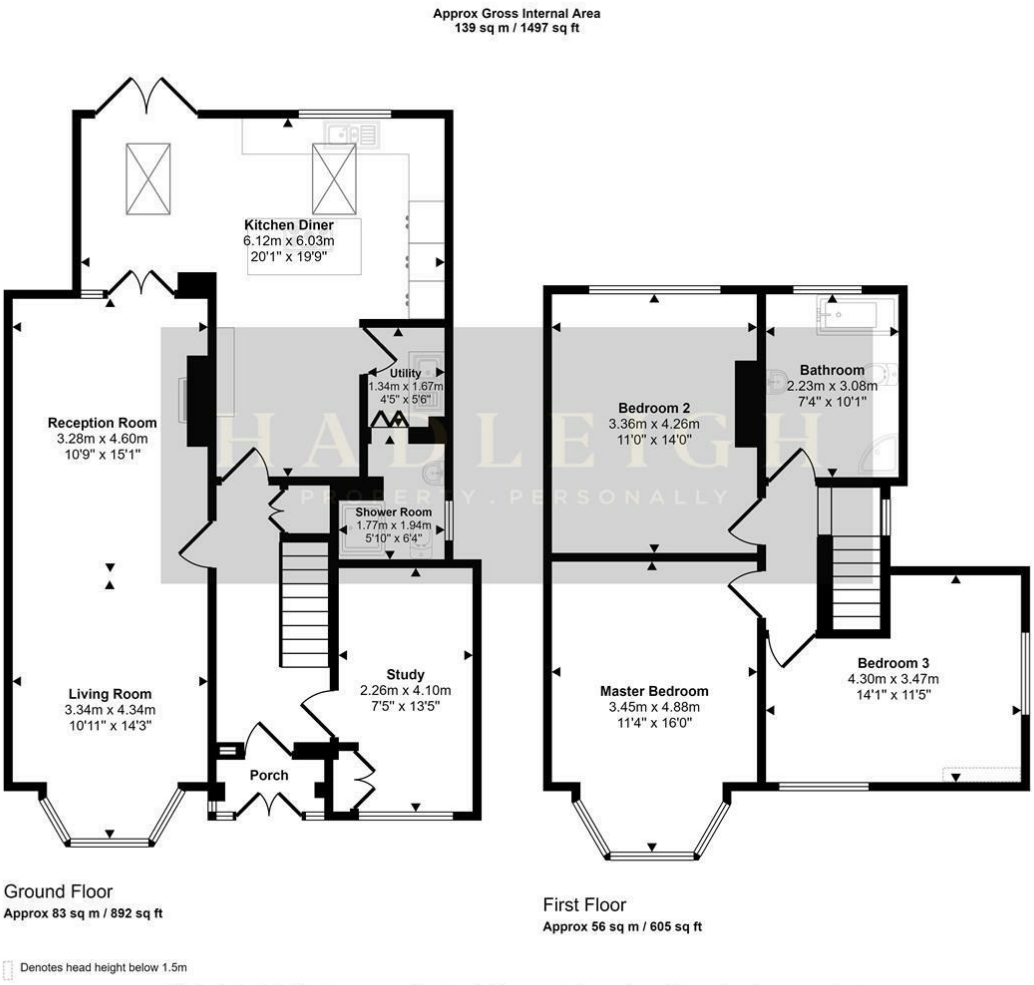
Garden

Decked seating area, lawned garden with mature shrubs and further seating area with gravel.

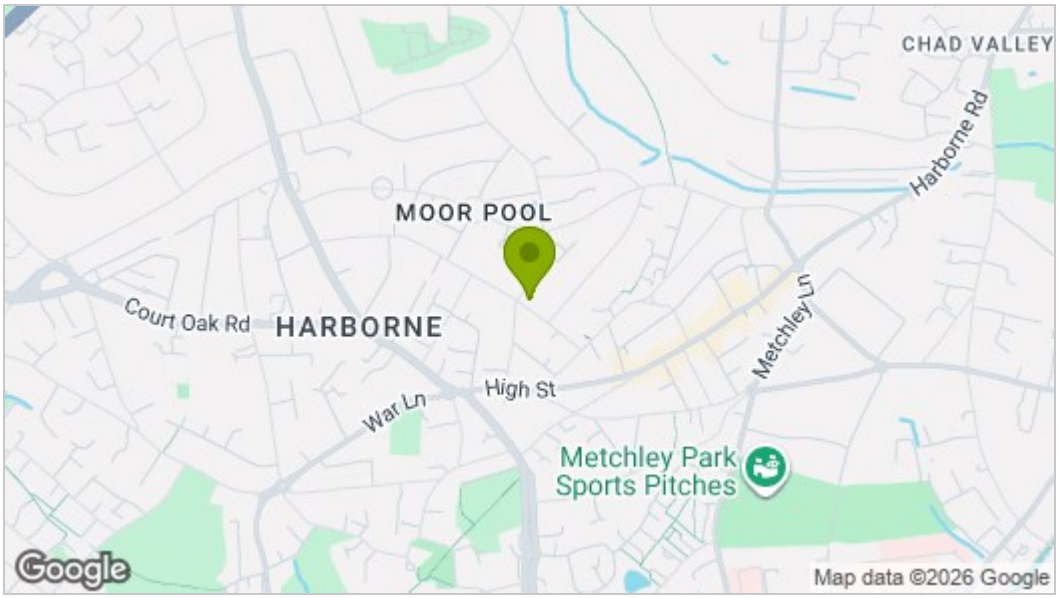
General Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.
Tenure - Freehold
Council Tax Band - F
EPC - C

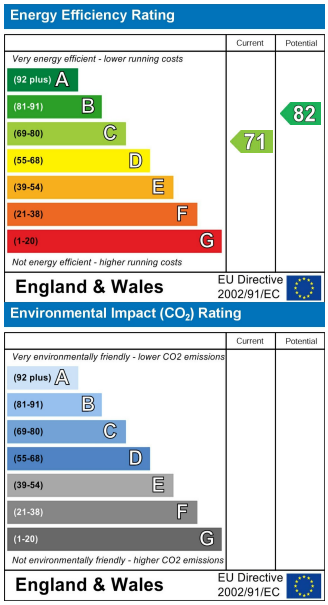
Floor Plan



Area Map



Energy Efficiency Graph



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