

39 WENTWORTH ROAD, HARBORNE, B17 9SN



A MUCH IMPROVED AND PARTICULARLY SPACIOUS EXTENDED FOUR
BEDROOM TRADITIONAL SEMI DETACHED SITUATED IN THIS DESIRABLE
AND SOUGHT AFTER LOCATION.
EPC BAND RATING D

OFFERS IN THE REGION OF £630,000

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Location

WENTWORTH ROAD is a highly regarded and sought after location yet is within close proximity to Harborne High Street with its excellent shopping, restaurant and café facilities. In addition the Queen Elizabeth Medical Complex and Birmingham University are readily accessible as is Birmingham City Centre itself. The excellent Harborne Primary and Infant school is within close proximity and there are excellent transport facilities to all surrounding areas.

Introduction

39 WENTWORTH ROAD is a particularly impressive traditional semi-detached residence that's been extended and fully merits an internal inspection. Having an attractive frontal elevation it is set back beyond a two car driveway and front garden. The accommodation which benefits from gas central heating is in immaculate decorative order throughout and comprises at ground floor level two reception rooms, guest cloakroom, extended fitted breakfast kitchen and utility. Whilst at first and second floor are four generous bedrooms and well appointed bathroom. To complement the property is a delightful mature rear garden and integral garage.

On the Ground Floor

The property is set back beyond a two car pebble stone driveway with neat fore garden.

Enclosed Porch

Reeded glass double doors with matching side panels and tiled floor.

Reception Hall

Central heating radiator, picture rail, ceiling light point, stair case to the FIRST FLOOR LANDING and hardwood front door with stained glass window.



Stair Case To The First Floor Landing



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Guest Cloakroom

Corner wash hand basin, low level wc, "xpelair" and double glazed window.



Front Reception Room

16'0" x 11'1" (4.88m x 3.38m) Central heating radiator, picture rail, power points, ceiling light point with plaster rose, feature fireplace with surround and double glazed leaded light bay window to front.



Rear Reception Room

14'5" x 10'9" (4.39m x 3.28m) Having central heating radiator, power points, ceiling light point, picture rail and double glazed french doors and window to rear.



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Extended Breakfast Kitchen

14'10" x 9'10" (4.52m x 3.00m) A superb extended and refitted kitchen with ceramic tiled flooring and being fitted in a range of cream base and drawer units incorporating dishwasher, five ring Bosch gas hob with canopy style extractor over and drawers beneath, one and half bowl stainless steel sink unit with drainer set into continuous granite work top, granite splash back, further range of matching units incorporating storage cupboard, Bosch fridge and freezer, double electric oven with storage above, three seat breakfast bar, ceiling spot lighting, part vaulted ceiling with inset "velux" windows and double glazed window to rear.



Rear Porch/Lobby

Central heating radiator, useful storage and double glazed door to rear.



Utility

Leading from the KITCHEN and having plumbing for washing machine, power points and door to GARAGE.

On the First Floor

An easy tread stair case leads to the FIRST FLOOR LANDING with central heating radiator, two ceiling light points and double glazed window to side.

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Bedroom One

14'4" x 11'0" (4.37m x 3.35m) Central heating radiator, power points, ceiling light point, picture rail and double glazed window to rear.



Bedroom Two

11'1" x 11'0" (3.38m x 3.35m) Central heating radiator, power points, ceiling light point, picture rail and double glazed window to front.



Bedroom Three

10'0" x 8'0" (3.05m x 2.44m) Central heating radiator, power points, ceiling light point, useful storage cupboard and double glazed window to front.



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Luxurious Bathroom

10'4" x 7'11" (3.15m x 2.41m) Having panelled bath with on line mixer shower over with curtain, free standing vanity was hand basin, low level wc, space saver chrome towel rail, central heating radiator, ceiling spot lighting and dual aspect double glazed windows.



On the Second Floor

A paddle style spiral stairs lead to an excellent loft conversion.

Bedroom Four

17'7" x 10'9" (limited head height) (5.36m x 3.28m (limited head height)) Central heating radiator, power points, ceiling spot lighting, exposed feature beams and "velux" windows to front and rear.



Outside

The property is set back beyond a two car pebble stone driveway with neat fore garden.

Rear Garden

A beautiful GARDEN enjoying a sunny aspect with two laid patio areas, neat lawn, raised flowering and shrub borders.



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Patio



Rear Elevation



Integral Garage

Housing the gas boiler, fluorescent strip lighting, sink unit with base unit beneath and double door to front.

General Information

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

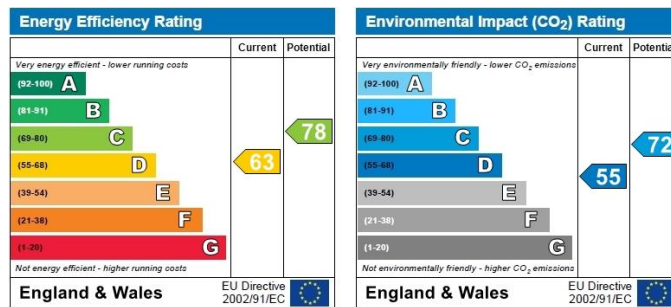
TENURE: The agents are advised that the property is freehold.

FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1213.



Total area: approx. 141.4 sq. metres (1522.0 sq. feet)



MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".