



## 29 Wentworth Park Avenue, Birmingham

£575,000 Freehold

Hadleigh Estate Agents are delighted to offer this spacious and versatile four bedroom semi-detached family home on Wentworth Park Avenue. Set over three well-proportioned floors, the home has neutral décor throughout making it ideal for modern living, further benefitting from being within walking distance to Harborne High Street and sold with no upward chain.

The ground floor comprises two reception rooms, a modern fitted kitchen and a convenient downstairs WC. The first floor offers three bedrooms alongside a family bathroom, while the second floor boasts a generous master bedroom complete with en-suite shower room.





### **Entrance Hallway**

With double glazed window to the right, under stair storage and access to guest WC, lounge, living room and kitchen.

### **Lounge**

Spacious lounge with bay window, including a feature fireplace with carpeted flooring, ceiling light point and central heating radiator.

### **Living/Dining Room**

A bright and airy reception room with wooden laminate flooring and sliding glass patio doors providing access to the rear garden. Featuring a ceiling fan light, two ceiling pendants and central heating radiators.



### **Kitchen**

Modern fitted kitchen diner benefitting from ample storage as well as integrated appliances- namely oven, microwave, gas hob and dishwasher. Wooden laminate throughout with large French doors allowing garden access and a flood of natural light.





### **Guest WC**

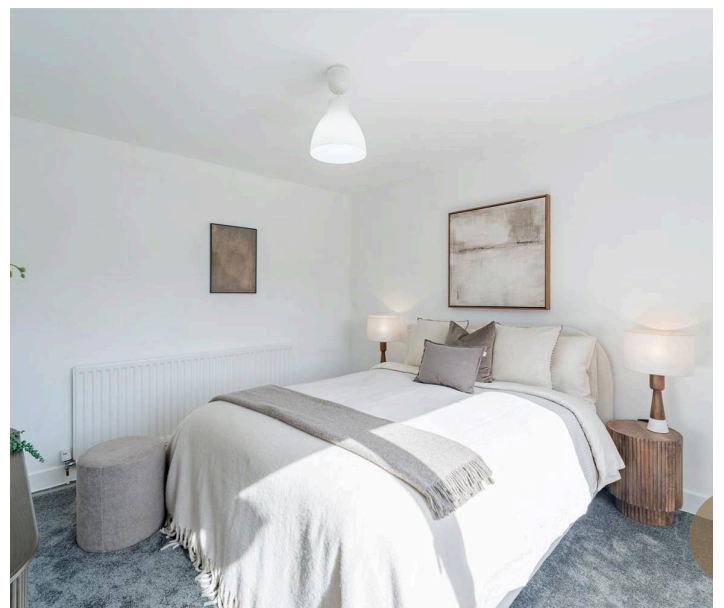
Guest WC providing low level flush WC, hand wash basin and ceiling light point.

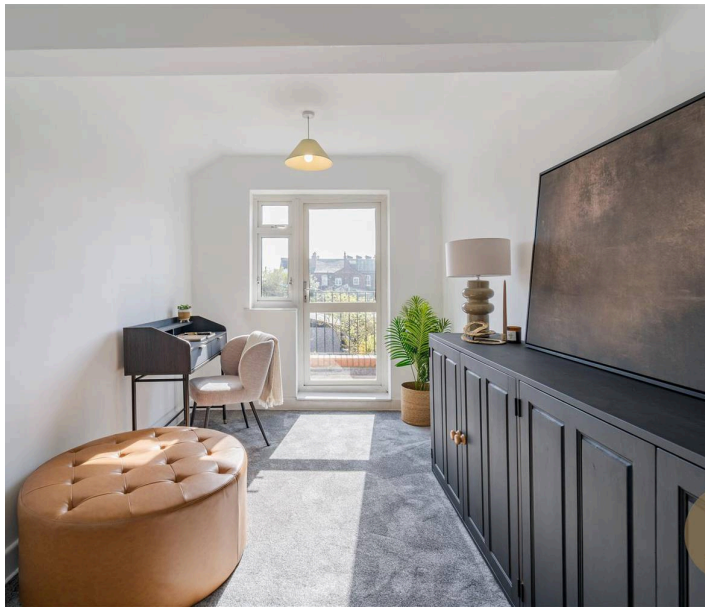
### **Bedroom Two**

Large double room with bay window to front elevation, complete with carpeted flooring, ceiling fan light fitting and central heating radiator.

### **Bedroom Three**

Further double room overlooking the rear garden, benefitting from carpeted flooring, ceiling light fitting and central heating radiator.





#### **Bedroom Four**

The fourth bedroom provides access to the balcony, overlooking the rear garden. The room provides built-in storage cupboards and is completed with carpeted flooring, ceiling light point and central heating radiator.

#### **Bathroom**

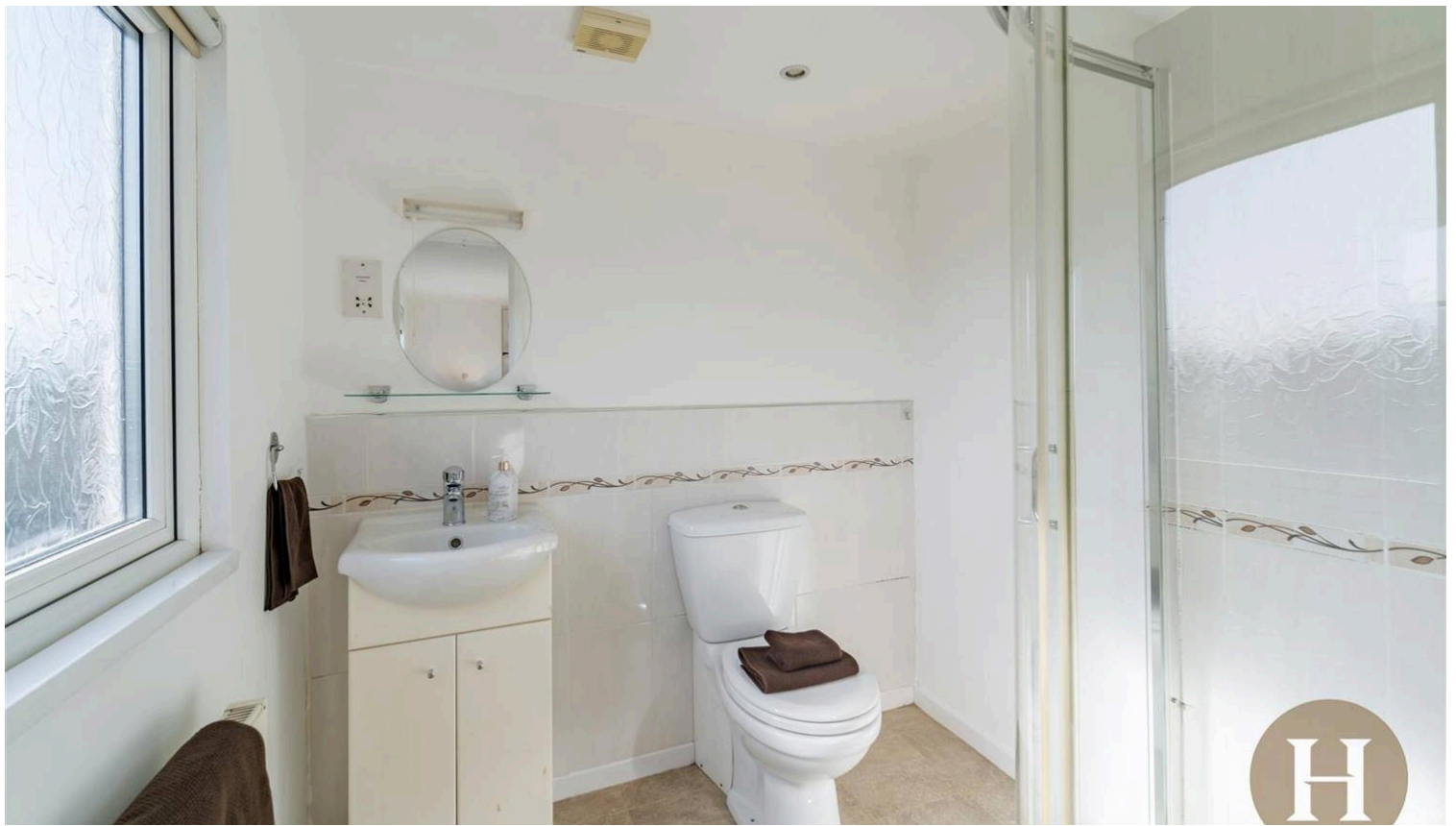
Modern family bathroom offering a fitted shower over bath. Low level flush WC, hand wash basin, tiled flooring and partially tiled walls, with double glazed window to front elevation.



#### **Master Bedroom**

Large master suite comprising walk-in wardrobe room, double glazed window the rear elevation, carpeted flooring and central heating radiator. Access to en-suite





### **Ensuite**

Partially tiled en-suite with low level flush WC and hand wash basin. Mains walk in shower cubicle, central heating radiator and ceiling spotlights.

### **Garden**

Private rear garden with paved patio areas, laid grass and mature shrubs.

### **Garage**

Up and over electric garage door, accessed from rear private road, allowing for parking and ample storage

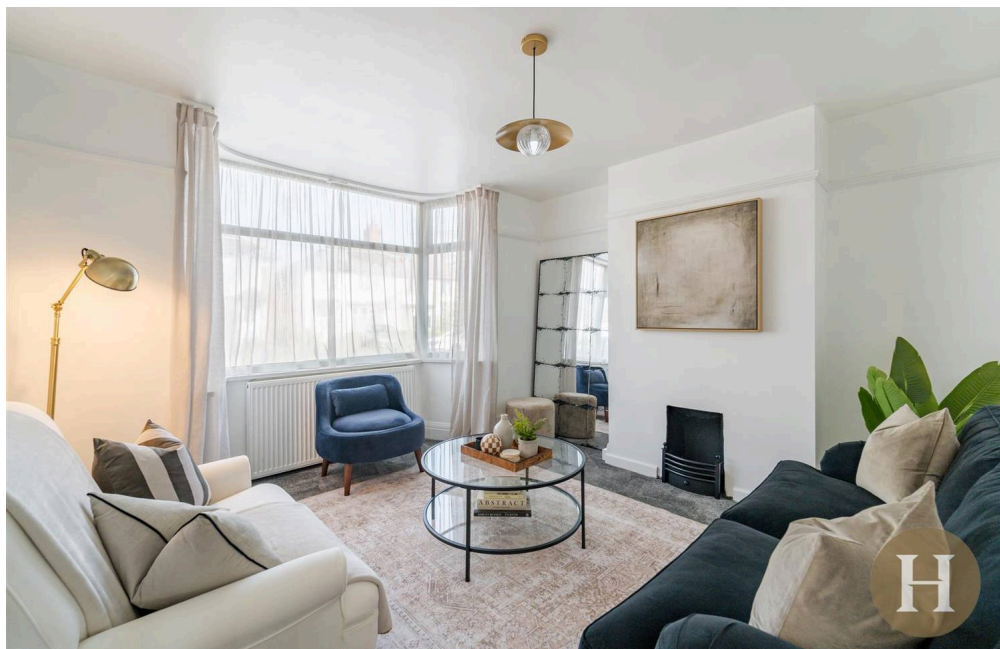
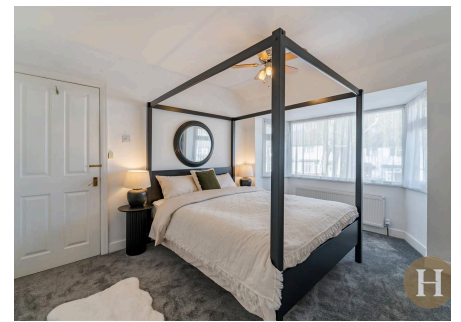


Council Tax band: C

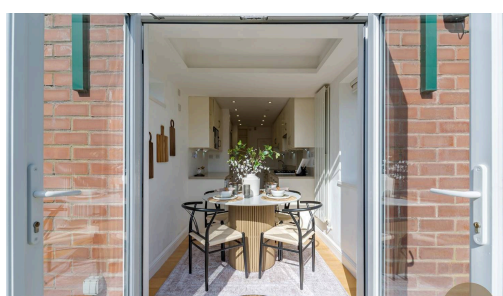
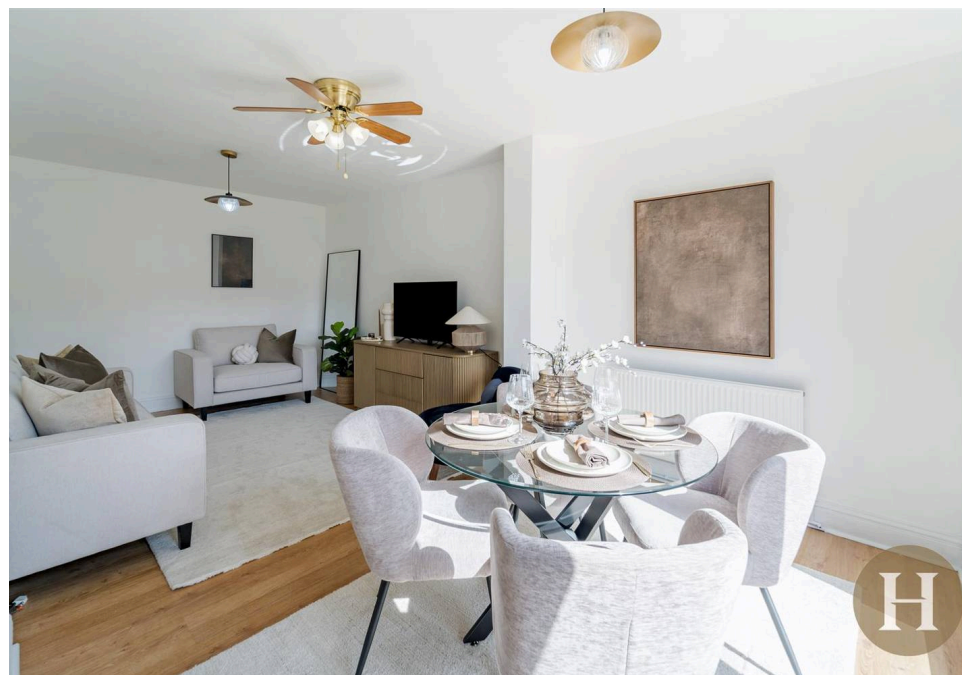
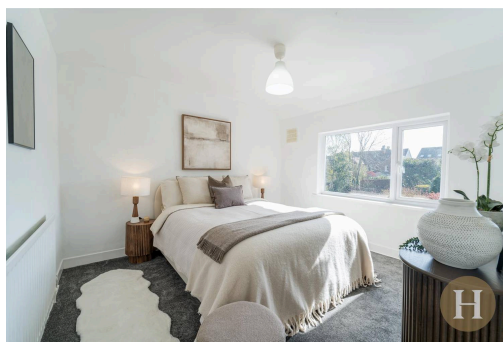
Tenure: Freehold

EPC Energy Efficiency Rating: D

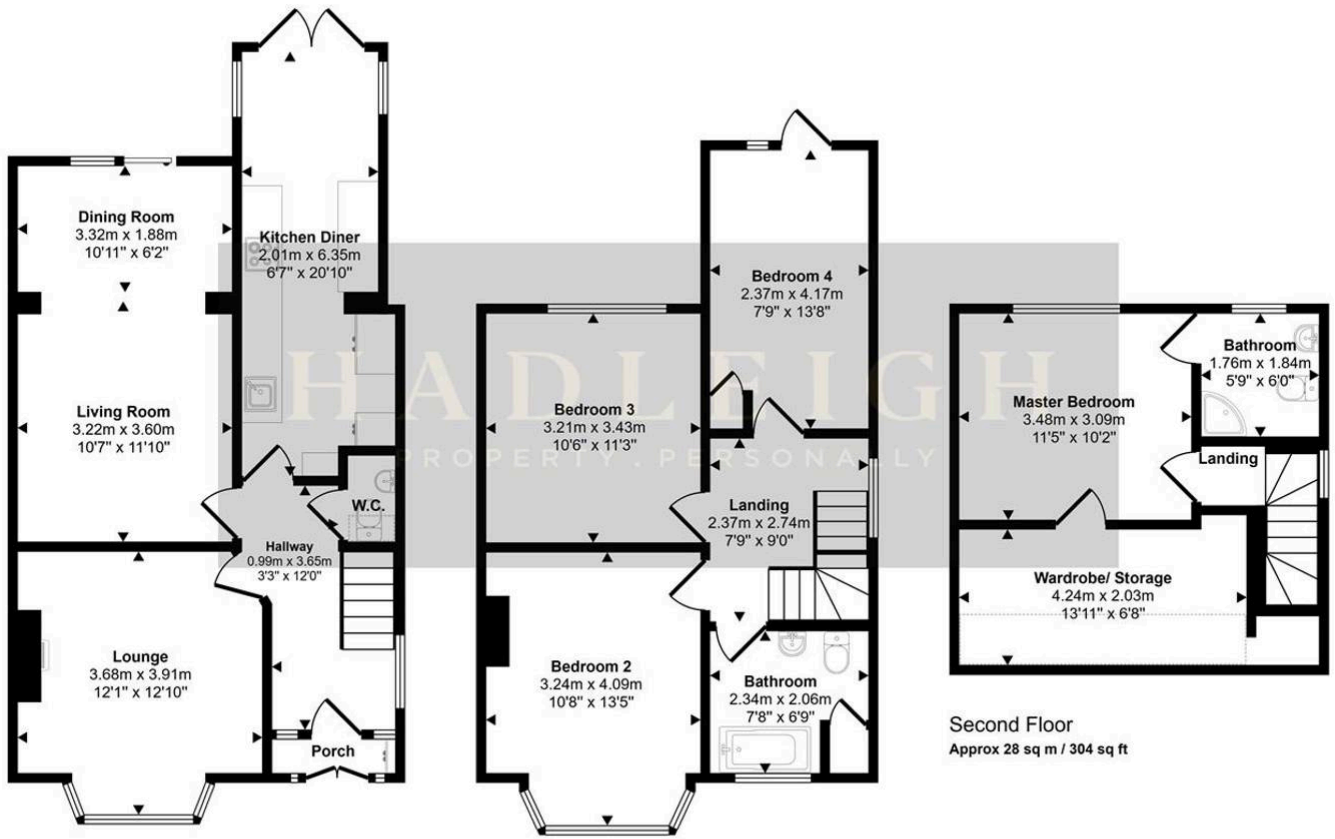
EPC Environmental Impact Rating: D



- › Four bedroom semi-detached home over three floors
- › Two reception rooms & modern kitchen
- › Master bedroom with ensuite
- › Driveway parking & large double garage
- › No upward chain



Approx Gross Internal Area  
131 sq m / 1412 sq ft



Ground Floor  
Approx 56 sq m / 601 sq ft

First Floor  
Approx 47 sq m / 506 sq ft

Second Floor  
Approx 28 sq m / 304 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.