



## Wentworth Road

Birmingham, B17 9SG

£1,250 Per Calendar Month



We are delighted to present this stunning bespoke spacious two-bedroom maisonette, this property has undergone renovation works to the highest standard and is currently available to let. Nestled on the sought-after Wentworth Road, it's ideally positioned to access the vibrant Harborne Village, Queen Elizabeth Medical Complex and Birmingham City Centre. It's also within the catchment area for the highly-rated Harborne Primary School.

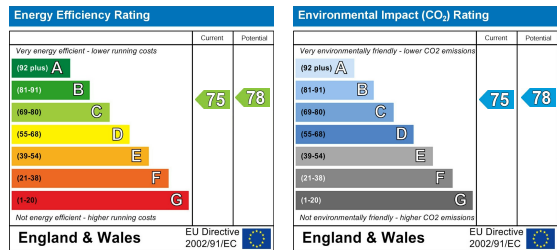
The property briefly comprises of a lovely reception room, two bedrooms with fitted wardrobes and a rear garden. The kitchen is well-equipped to cater to all your culinary needs, also providing integrated 'Siemens' appliances. There's a family bathroom for your convenience and 'Flotex' flooring throughout. The property is energy efficient too, with an EPC rating of 'C', and falls under the Council Tax band 'C'.

In summary, this is a wonderful opportunity to live in a fantastic location, with local amenities close at hand. It's available immediately, so do get in touch if you'd like to arrange a viewing. Remember, good properties in this area don't stay on the market for long!





### Energy Efficiency Graph



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.

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