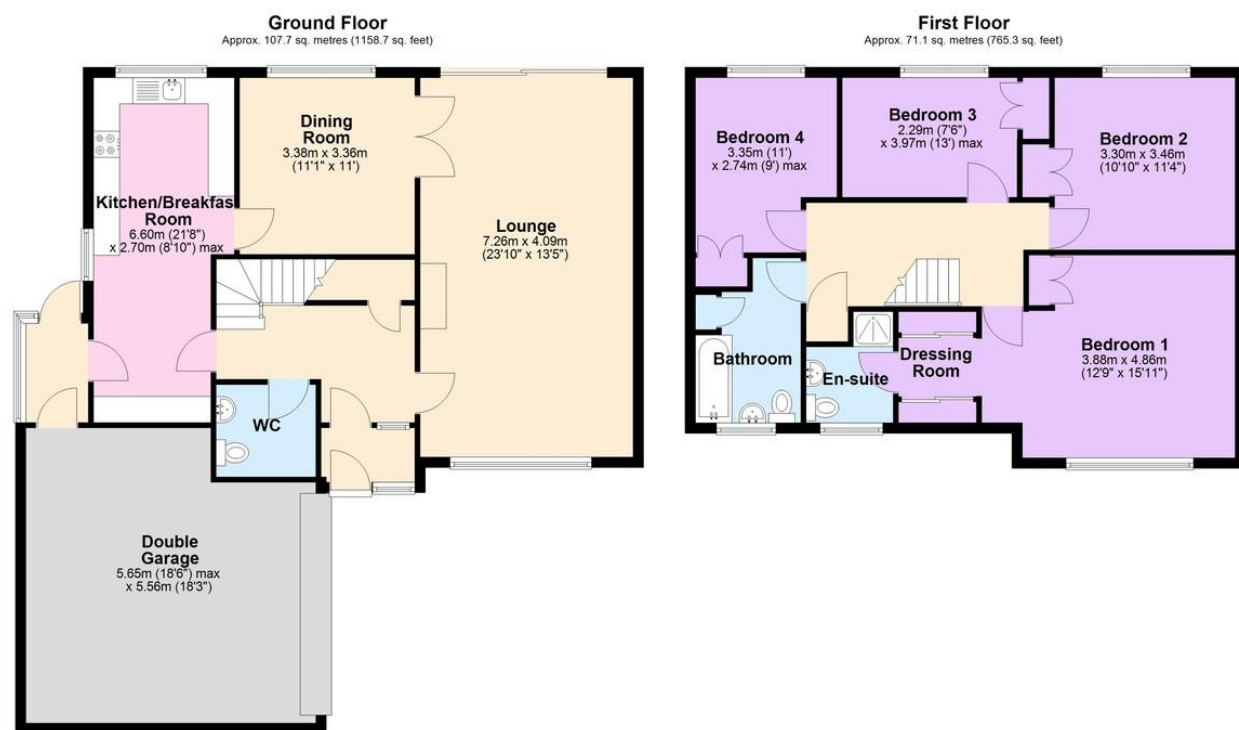


Floor Layout



Total area: approx. 178.7 sq. metres (1924.0 sq. feet)

Total approx. floor area 1,924 sq ft (179 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Augustus Road

Edgbaston

B15 3PA

Asking Price Of £795,000

- Four-Bedroom Detached Family Home
- 1924 Sq. Ft.
- Opportunity To Extend (STPP)
- No Upward Chain





**Augustus Road,
Edgbaston, Birmingham, B15 3PA**
Asking Price Of £795,000



Property Description

DESCRIPTION

A spacious four bedroom detached family home in a private Edgbaston location. Over 1924 Sq. Ft. in total, the property boasts double bedrooms, bathroom and ensuite, through living room complimented by adjacent dining room, with breakfast kitchen leading in to a sitting room. Further internal features include downstairs WC, whilst benefiting from double glazing and gas central heating. Externally the property boasts secluded off road access, with the luxury of double garage and large driveway, and the beauty of a large, well maintained garden to the rear. Buyers will be encouraged by this opportunity that when further modernised could significantly enhance the property.

LOCATION

Augustus Road is situated in a central Edgbaston location, within the prestigious Calthorpe Estate, leading to Harborne Road-on the very cusp of Birmingham city centre. The property is very close to Queen Elizabeth hospital and Birmingham University, within easy reach of local amenities of nearby Chad Square shops and Harborne High street beyond, all whilst very accessible to A38 links to M6 motorway and Birmingham International Airport.



REASSURINGLY LOCAL



JAMES LAURENCE ESTATE AGENTS

Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: G

Calthorpe Estate Charge: £121.02 Per Annum

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

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Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

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of this property:**

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