



**83 AUGUSTUS ROAD**  
EDGBASTON, BIRMINGHAM B15 3PB

**Robert Powell**  
RESIDENTIAL SALES & LETTINGS



# 83 AUGUSTUS ROAD    £760,000

EDGBASTON

A modern detached house with four bedrooms and three reception rooms in a prime location with a delightful south-facing plot.

## Situation

The property is situated on Augustus Road in between its junctions with Niall Close and Hampshire Drive. Birmingham City Centre lies only 1.5 miles to the east. Local convenience shopping is available at nearby Chad Square, Harborne High Street is less than a mile distant, and Morrisons Supermarket at Fiveways Island is approximately half a mile away.

## Description

83 Augustus Road is a 1970's detached house which has been extended in the past to create around 2,250 sq ft (209 sq.m.) of accommodation (including garaging) set over two floors. The property has undergone a partial refurbishment this year; some rooms have been replastered and redecorated and partially rewired, there are new doors throughout, new carpets/flooring to certain rooms, and a smart new kitchen has been installed.

The property is entered via a uPVC double glazed porch with inner front door leading in to the hallway. There is a cloakroom WC and a useful under stairs storage cupboard with control panel for the intruder alarm. The house has three reception rooms, including a large 'L' shaped sitting room which has sliding patio doors to the garden and a full height window taking advantage of the sunny southerly aspect.

The dining room is accessed from the hall as well as the kitchen and has a box bay window to the front and can comfortably accommodate a table for 8 people. The third reception room is a living room/snug and is a cosy 'L' shaped room to the rear of the house off the

kitchen with a pleasant outlook over the garden through two large full-height windows.

On the first floor are four excellent bedrooms and a house bathroom. Bedroom 1 is particularly spacious and has fitted wardrobes and drawers and a dressing area with dormer window to the front and a small en suite shower room off. Bedroom 2 is well-proportioned and has a front-facing window and a built-in wardrobe. Bedroom 3 has been used as a study and has a fitted desk as well as a fitted wardrobe. Bedroom 4 is a single bedroom with a built-in wardrobe but also with a large loft room opening off which has power and lighting and makes for an ideal office, playroom, or teenager's "den".

## Outside

To the front of the house is a brick paved driveway and lawned foregarden. There is an integral garage with electric roller door. To the rear is a good-sized south-facing garden with large paved terrace beyond which is a pond and lawn bordered by mature shrubs providing privacy.

## General Information

**Tenure:** The property is freehold however it forms part of the Calthorpe Estate and is subject to the Estate's Scheme of Management, a copy of which is available on request. There is an annual service charge of £125 payable to the Calthorpe Estate.

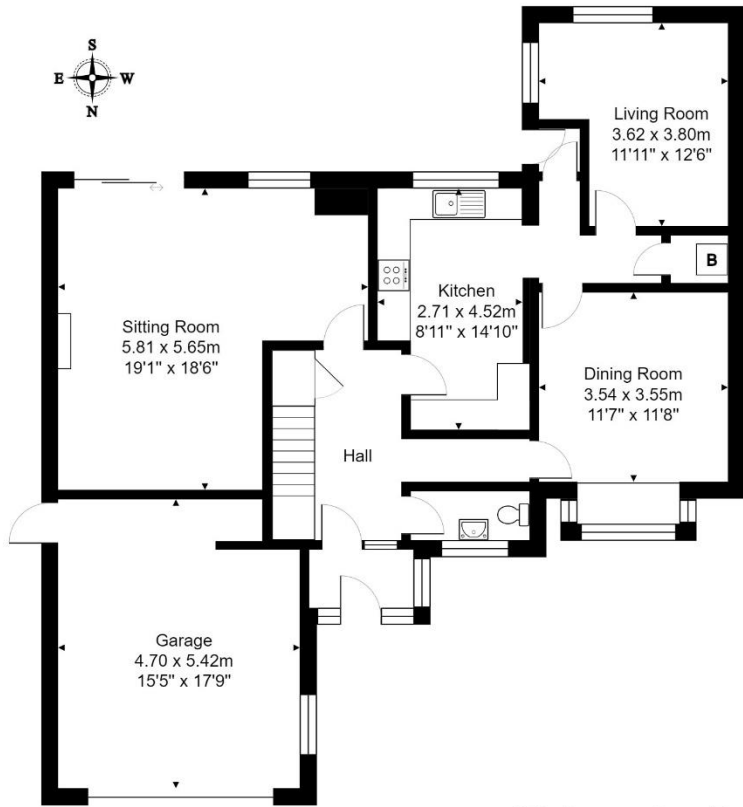
**Council Tax:** Band G.

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To view this property call Robert Powell on **0121 454 6930**

**Ground Floor**  
Area: 114.9 m<sup>2</sup> ... 1237 ft<sup>2</sup>



**First Floor**  
Area: 94.3 m<sup>2</sup> ... 1015 ft<sup>2</sup>



## 83 Augustus Road, Edgbaston, Birmingham

Total Area: 209.2 m<sup>2</sup> ... 2252 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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