



28 AUGUSTUS ROAD
EDGBASTON, BIRMINGHAM B15 3PQ

Robert Powell
RESIDENTIAL SALES & LETTINGS



28 AUGUSTUS ROAD £775,000

EDGBASTON

A three bedroomed detached bungalow occupying an excellent corner plot and situated within a prime residential area.

Situation

The property is situated at the junction of Augustus Road and Westfield Road in a highly sought-after residential location in prime Edgbaston. Birmingham City Centre lies less than 3 miles to the east via the nearby Hagley Road.

Description

28 Augustus Road is a 1970's detached bungalow which offers some 1,607 sq ft of living accommodation (plus garaging), all set within a delightful plot.

The property is entered via a glazed entrance porch with inner front door leading into the reception hall. The living accommodation is off to one side, and the bedroom accommodation to the other.

The main living room is particularly spacious, spanning approx. 20 ft by 15 ft. Double glazed sliding doors to the rear open into the large conservatory which in turn leads out to the garden.

Opening off the living room is the dining room which has a wide picture window to the front and a door leading into the kitchen.

The kitchen is fitted with modern white gloss base and wall units with light grey acrylic work-surfaces. There is an electric oven and 4 ring gas hob, space and plumbing for a dishwasher, and space and plumbing for a washing machine. A glazed door off the kitchen links with the conservatory to the rear, and a further door leads into the utility room which has further fitted units and space for fridge and freezer.

The master bedroom is an excellent size and has two large wardrobes to one wall with central dressing table. The en suite bathroom is well-appointed and has a 'P' shaped shower bath with electric shower over, WC, and wash basin.

Bedroom two has fitted wardrobes to one wall with space between for double bed. Bedroom three would comfortably accommodate a double bed.

The shower room has large shower enclosure with electric shower, WC, and wash basin set into a vanity unit.

Outside

To the front of the property is a good-sized driveway set behind an attractive stone wall with mature hedge and trees providing excellent screening. The front garden wraps around the property to one side with substantial lawned area and further mature trees, hedges, and shrubs. There is a detached garage with electric up and over door. Opening off the conservatory is a charming private garden with paved patio, lawn, circular pond with reeds and lily pads, mature screening to the borders. We have measured the total plot to be in the order of a third of an acre.

General Information

Tenure: The property is understood to be freehold, however it forms part of the Calthorpe Estate and is therefore subject to the Estate's Scheme of Management, a copy of which is available on request. An annual estate charge of approximately £60 is payable.

Council Tax: Band G.



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

Ground Floor
Area: approx 149.3 m² ... 1607 ft²



28 Augustus Road, Edgbaston,
Birmingham, B15 3PQ.

Outbuilding
Area: approx 27.3 m² ... 294 ft²

Total Area: approx 176.6 m² ... 1901 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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