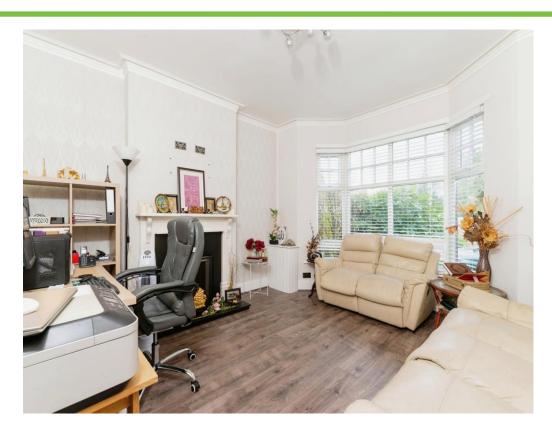


Augusta Road, Acocks Green Birmingham









Property Description

Welcome to this charming three-bedroom end of terrace property located in the vibrant area of Acocks Green. This beautifully presented property features three generously sized bedrooms, downstairs guest w/c, upstairs family bathroom, two reception rooms, fitted kitchen and conservatory. The rear garden is private providing a great space to unwind as well as entertain friends and family while the front garden features plants and shrubbery as well as roadside parking. The property benefits from double-glazing and provides 109 sqm of living space.

Entrance Hallway

Storage cupboard.

Guest W.C

W.C and vanity wash hand basin with mirror.

Lounge

14' 2" x 12' 5" ($4.32\,\mathrm{m}\,\mathrm{x}\,3.78\,\mathrm{m}\,\mathrm{)}$ Double glazed bay window to front elevation and gas fire place.

Reception Room

11' 9" x 9' 8" (3.58m x 2.95m)

Double glazed French doors to rear elevation, central heating radiator and gas fire place.

Kitchen

10' 8" x 9' (3.25m x 2.74m)

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit.

Conservatory

11' 5" x 8' 2" (3.48m x 2.49m)

Double glazed windows to rear and side elevations and double glazed French doors to rear elevation.

Bedroom One

17' 8" x 11' 10" (5.38m x 3.61m)

Double glazed window to front elevation and central heating radiator.

Bedroom Two

12' x 11' 6" ($3.66 \, \mathrm{m} \, \mathrm{x} \, 3.51 \, \mathrm{m}$) Double glazed window to rear elevation and central heating radiator.

Bedroom Three

6' 6" x 8' 2" (1.98m x 2.49m) Double glazed window to rear elevation and central heating radiator.

Family Bathroom

Double glazed window to side elevation, bath, W.C, vanity sink with mirror and heated towel rail.

















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