



Augusta Road, Acocks Green Birmingham

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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" (4.32m x 3.78m)

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" (3.66m x 3.51m)

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.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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