



## 21 Augustus Road, Birmingham

£659,995 Freehold

Hadleigh Estate Agents present this substantial four-bedroom detached home on Augustus Road, ideally located close to Harborne High Street, excellent transport links to Birmingham City Centre, and nearby schools, the University of Birmingham, and Queen Elizabeth Hospital.

The property offers driveway parking with garage, a spacious hallway with internal garage access, a fitted kitchen diner, lounge, dining room, and a rear extension creating an additional reception room. Upstairs are four double bedrooms, including a master with en-suite, and a family bathroom. To the rear is a large private garden.

H



### **Entrance Hallway**

UPVC obscure double glazed doors to front elevation with windows, tiled flooring, ceiling spotlights and wall lights. Gas central heating radiator, storage cupboard, access to internal rooms and garage.

### **Lounge / Dining Room**

Carpeted flooring, ceiling spotlights and wall lights. Three gas central heating radiators, double glazed window to front and rear elevation along with rear patio door.

### **Kitchen Diner**

Tiled floors, a range of base and wall units. Space for fridge freezer, partially tiled walls, integrated oven, hob and extractor hood. Gas central heating radiator, ceiling spotlights and dining area. Double glazed windows to rear elevation and patio doors to side elevation.



### **Reception Room**

Carpeted flooring, two gas central heating radiators, ceiling spotlights and skylight. Internal sliding patio doors to dining room, double glazed windows to rear and side elevation along with rear patio door.





### W.C

Ceiling light point, tiled floors, obscure double glazed window to side elevation, cloakroom combination vanity unit and gas central heating radiator.

### Garage / Utility

Manual garage door, housing boiler, ceiling lights and electrics. Fitted cupboards, with sink and plumbing for washing machine.

### Master Bedroom

Carpeted flooring, double glazed window to front elevation, gas central heating radiator, ceiling light point and shower cubicle.

### Bedroom Two

Carpeted flooring, double glazed window to front elevation, gas central heating radiator, ceiling light point and fitted wardrobes.





### Bedroom Three

Carpeted flooring, double glazed window to rear elevation, gas central heating radiator and ceiling light point.

### Bedroom Four

Carpeted flooring, double glazed window to rear elevation, gas central heating radiator and ceiling light point.

### Bathroom

Floor to ceiling tiles, walk in shower cubicle with mains shower. Towel radiator, bath, combination WC vanity unit and obscure double glazed window to rear elevation.



Council Tax band: F

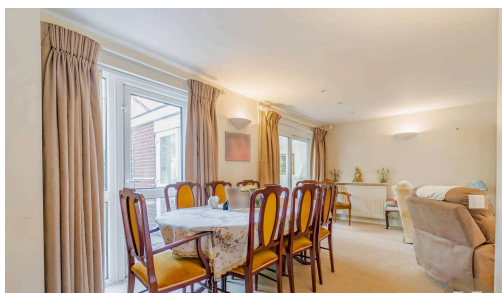
Tenure: Freehold

EPC Energy Efficiency Rating: D

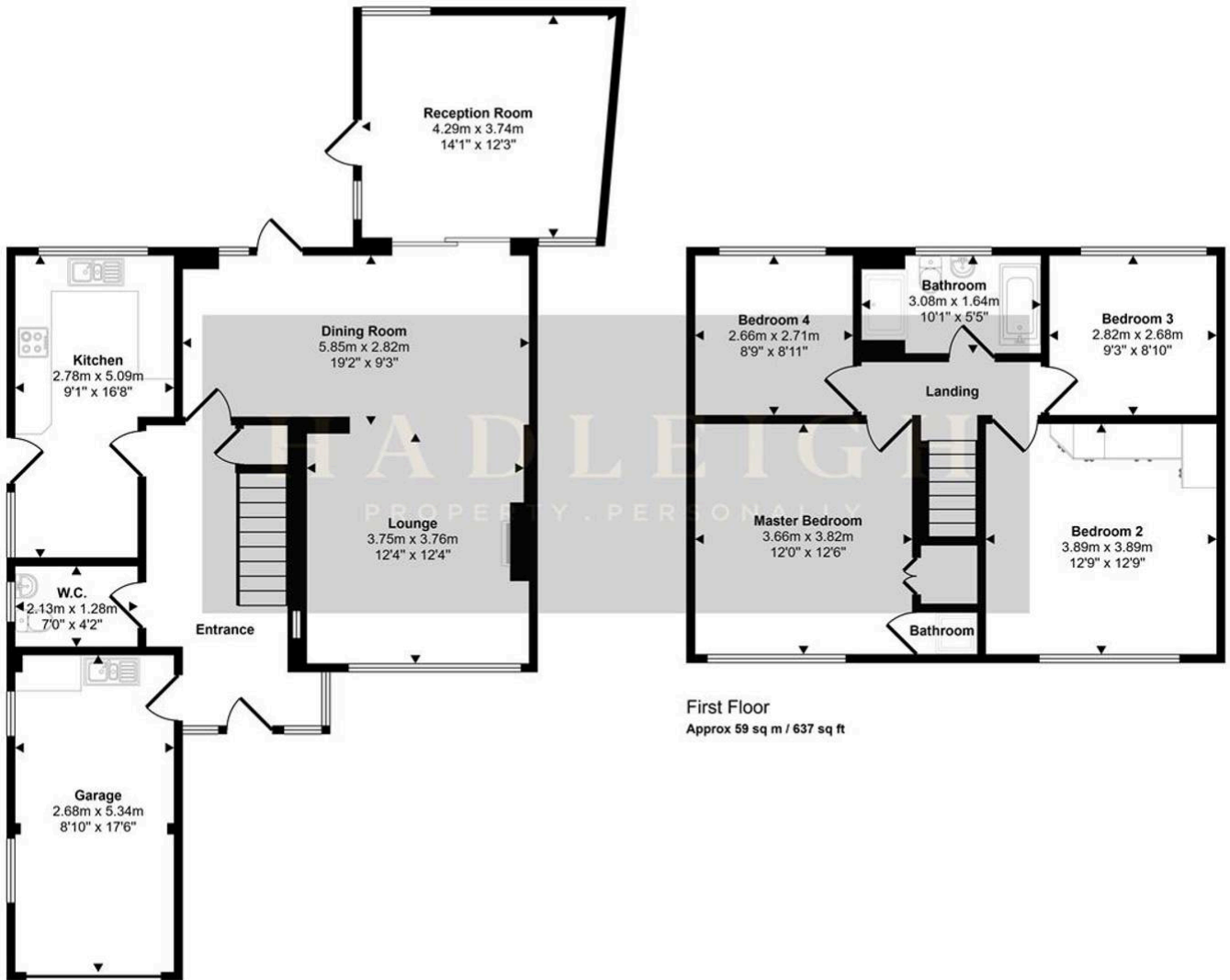
EPC Environmental Impact Rating: D



- › Four bedroom detached & extended home
- › Fitted kitchen/diner & integral garage
- › Four double bedrooms with ensuite to master
- › Private rear garden & driveway parking



Approx Gross Internal Area  
151 sq m / 1626 sq ft



Ground Floor  
Approx 92 sq m / 989 sq ft

First Floor  
Approx 59 sq m / 637 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.