



**Augustus Road, Birmingham B15 3NB**

welcome to

## Augustus Road, Birmingham

\*\*\*\*\* HIGHLY SOUGHT AFTER EDGBASTON AREA \*\*\*\*\* COMMUTABLE TO QUEEN ELIZABETH HOSPITAL AND UNIVERSITY OF BIRMINGHAM \*\*\*\*\* EXCELLENT TRANSPORT LINKS \*\*\*\*\* FOUR - BEDROOMS \*\*\*\*\* EXCELLENT POTENTIAL \*\*\*\*\* DOWNSTAIRS W/C \*\*\*\*\* DRIVEWAY AND GARAGE \*\*\*\*\* PRIVATE REAR GARDEN \*\*\*\*\*

### Agent Note

This property is council tax band E.

### Entrance Hall

Double glazed window to side & front door to side, doors to w/c & lounge.

### Downstairs W/C

Double glazed window to side, low level flush w/c, wash hand basin, small wall unit/mirror.

### Lounge/Diner

25' 1" x 18' 8" ( 7.65m x 5.69m )

Double glazed window to front & door to rear, stairs to first floor, old gas fire, storage cupboard, door to kitchen.

### Kitchen

13' 2" x 10' 5" ( 4.01m x 3.17m )

Double glazed window to rear, doors to lounge & utility room, range of wall and base units with drawers and worktops over, integrated oven, gas hob, shelves, sink & drainer with mixer tap, small breakfast bar.

### Utility Room

8' 1" x 5' 5" ( 2.46m x 1.65m )

Double glazed door to rear, door to kitchen & garage, washing machine, undercounter fridge, sink & drainer, cupboards & shelving.

### Landing

Storage cupboards, doors to all four bedrooms & bathroom.

### Bedroom 1

14' 7" x 11' 4" ( 4.45m x 3.45m )

Double glazed window to front, fitted wardrobes.

### Bedroom 2

11' 5" x 10' ( 3.48m x 3.05m )

Double glazed window to rear, fitted wardrobes.

### Bedroom 3

14' 4" x 8' ( 4.37m x 2.44m )

Double glazed window, fitted wardrobes.

### Bedroom 4

10' 4" x 8' ( 3.15m x 2.44m )

Double glazed window to rear.

### Bathroom

Double glazed frosted window to rear, low level flush w/c, wash hand basin with hot & cold taps, bath with mixer tap & shower head attachment.

### Rear Garden

Paved area, steps up to lawn area, shrubs, bushes, trees, flowers surround garden, fenced for privacy.

### Garage

17' x 8' ( 5.18m x 2.44m )





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## Augustus Road, Birmingham

- Highly sought after Edgbaston area
- Commutable to QE and UOB
- Excellent transport links
- Four-bedrooms
- Excellent potential

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

**£525,000**



**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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