



smarthomes

Augusta Road

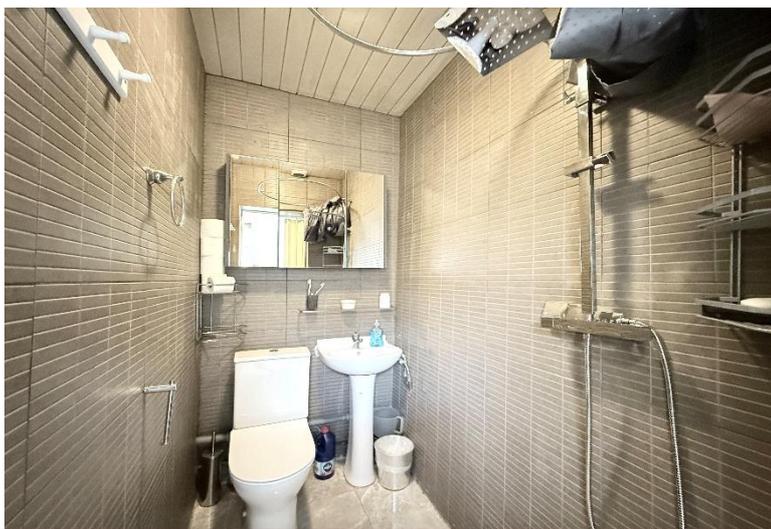
Acocks Green, Birmingham

- A Substantial Three Storey Five Bedroom Family Home
- Re-Fitted Kitchen, Modern Family Bathroom & Shower Room
- Three Spacious Reception Rooms
- Private Rear Garden & Useful Cellar

£465,000

Current EPC Rating - E
Current Council Tax Band - D



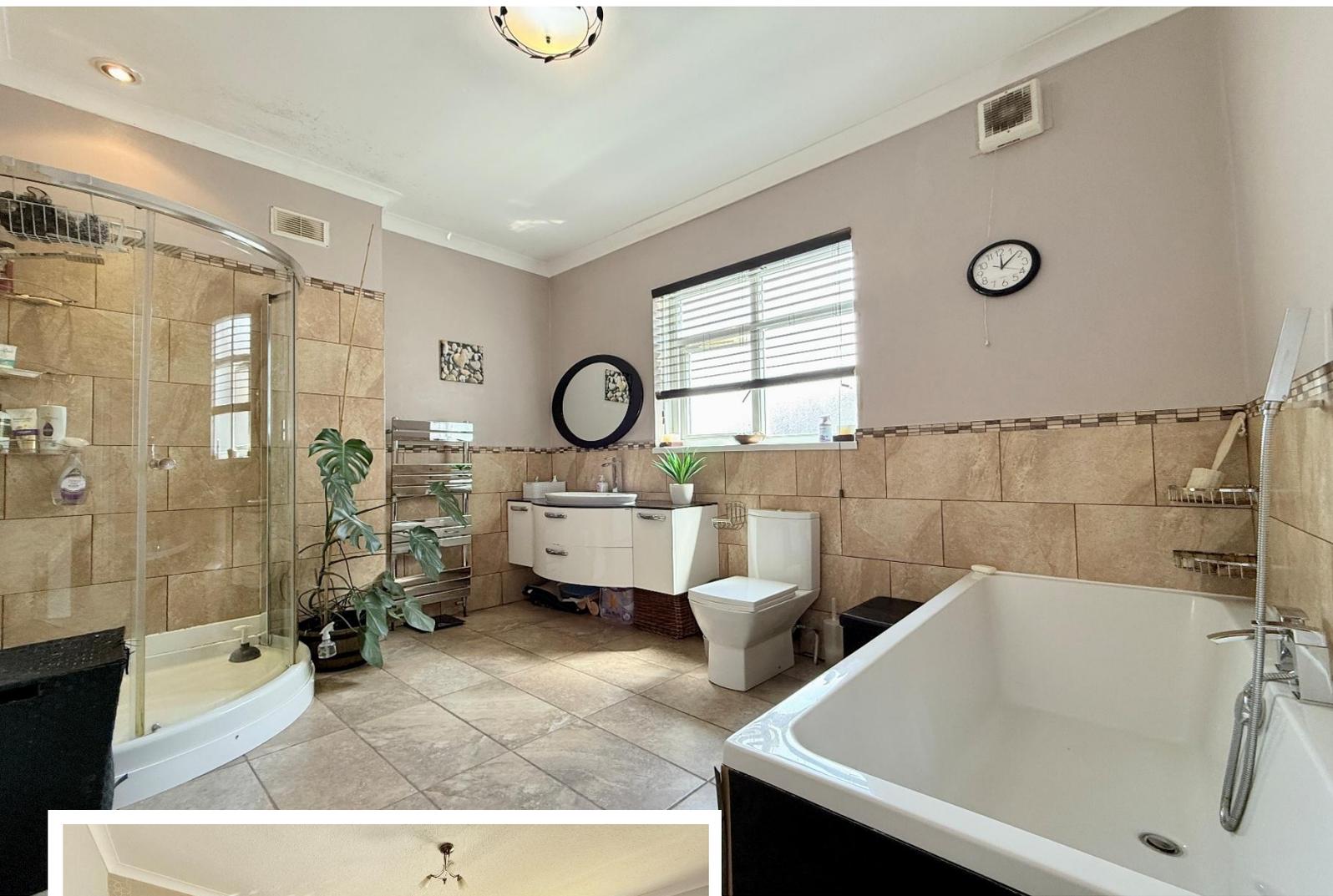


Property Description

A substantial extended three storey semi-detached family home situated in a most convenient location. The property retains many original features, has high ceilings and offers spacious accommodation comprising three reception rooms, re-fitted kitchen, modern ground floor shower room, four double bedrooms across two floors, study, spacious re-fitted family bathroom, additional W.C, private mature rear garden and useful cellar

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D



Rooms & Measurements

Reception Room One to Front 5.11m x 4.17m (16'9" x 13'8")

Reception Room Two to Rear 3.76m x 3.38m (12'4" x 11'1")

Reception Room Three to Side 5.51m max x 2.87m max
(18'1" max x 9'5" max)

Re-Fitted Kitchen to Side 4.42m x 2.64m (14'6" x 8'8")

Modern Shower Room 2.01m x 1.09m (6'7" x 3'7")

Spacious Re-Fitted Four Piece Family Bathroom to Side 3.53m
x 2.74m (11'7" x 9'0")

Study to Front 2.87m x 1.37m (9'5" x 4'6")

Bedroom One to Front 4.29m x 3.86m (14'1" x 12'8")

Bedroom Two to Rear 3.84m x 3.43m (12'7" x 11'3")

Bedroom Three to Front 5.33m x 4.29m (17'6" x 14'1")

Bedroom Four to Rear 3.86m x 3.51m (12'8" x 11'6")



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.