ENGLANDS



12 Augustus Court 1 Augustus Road

Edgbaston, Birmingham, B15 3LL

£190,000

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PROPERTY DESCRIPTION

Augustus Court is a purpose-built low-rise development located on Augustus Road close to the junction with Chad Road and presents a unique living experience in the heart of Edgbaston, known for its leafy surroundings and prestigious atmosphere. This development offers a blend of convenience and privacy, with its location providing easy access to Birmingham City Centre and local transport links, while also offering a secluded feel thanks to the mature trees and shrubs that screen the property from the road.

The flat boasts modern amenities such as gas central heating and double glazing, ensuring a comfortable living space. The spacious lounge/diner area, with its expansive views over the communal gardens, creates an inviting atmosphere for relaxation and entertainment. The fitted kitchen is well-appointed, and the inclusion of a garage in a separate block adds convenience for residents. The extended lease is a significant advantage, reflecting the desirability of the property in a sought-after area of the city. With its combination of comfort, convenience and charm, Augustus Court is an attractive option for those seeking a serene yet connected lifestyle in Edgbaston.

The accommodation can only be fully appreciated by an internal inspection and comprises in more detail:



1 Augustus Road





Located on the first floor of this purpose built development, a communal entrance leads into a hallway where stairs provide access to the first and second floors.

Entrance door with spy hole leads into:

HALLWAY
Having storage cupboard, ceiling light point and wall-mounted security answerphone.

LIVING/DINING ROOM
5.37m max x 4.26m max (17'7" max x 13'11" max)
Having UPVC double glazed window overlooking the well-maintained communal gardens, radiator and ceiling light point.

KITCHEN
3.38m max x 2.87m max (11'1" max x 9'4" max)
Having a range of matching wall and base units, radiator, tile-effect flooring, UPVC double glazed window overlooking the grounds, 1 1/2 bowl inset composite sink drainer with mixer tap over, integrated electric oven with gas hob over, and wall-mounted extractor fan above, two appliance spaces, integrated fridge freezer and ceiling spotlight. Wall-mounted Worcester gas Combi boiler.

INNER HALLWAY
Having ceiling light point and useful storage cupboard with built-in shelving.

BEDROOM ONE
3.93m max x 3.46m max (12'10" max x 11'4" max)
Having UPVC double glazed window overlooking the gardens, radiator, built-in wardrobe with overhead cupboards and ceiling light point.

BEDROOM TWO
4.22m max x 2.5m max (13'10" max x 8'2" max)
Having ceiling light point, radiator, UPVC double glazed window and fitted wardrobe with overhead cupboards.

BATHROOM
2.36m max x 1.7m max (7'8" max x 5'6" max)
Having panelled bath with wall-mounted shower over plus mixer tap, side screen, UPVC double glazed window with obscured glass, ceiling light point, tiled floor, pedestal wash handbasin with mixer tap over, low flush WC, radiator and ceiling light point.

OUTSIDE
Delightful communal grounds and garage in separate block.

ADDITIONAL INFORMATION
COUNCIL TAX BAND: C
TENURE: The property is leasehold with 132 years remaining. We are advised there is a variable service charge, currently £1,220 per half year.





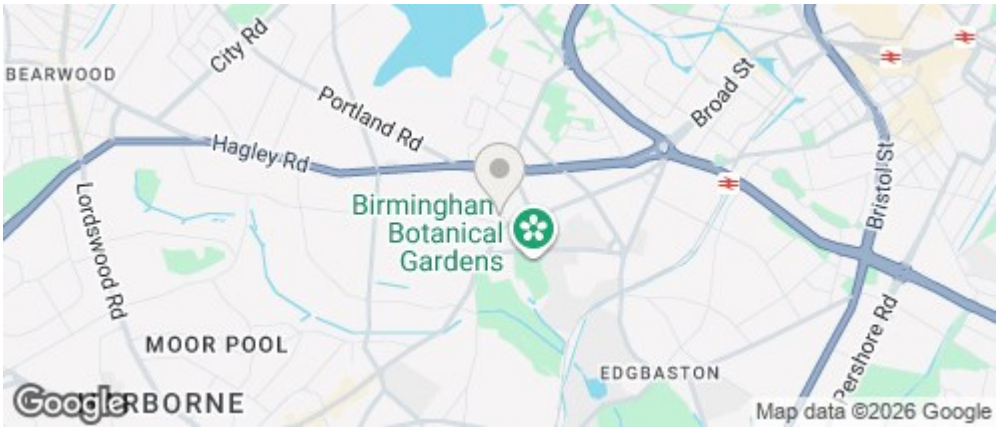




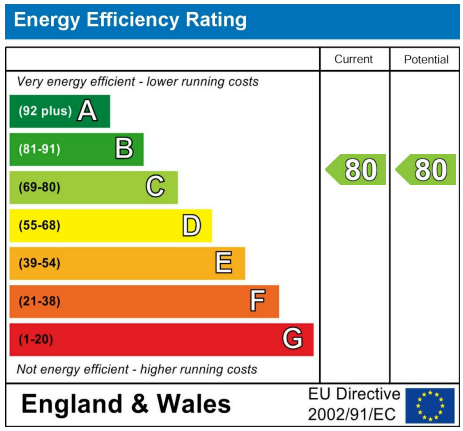
ENGLANDS


PRIVATE PROPERTY RESIDENTS ONLY
PRIVATE ROAD
AUGUSTUS COURT
NO RIGHT OF WAY
PRIVATE PROPERTY
No access to Augustus Road
24 hour CCTV in operation
Trespassers will be prosecuted

ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

Misrepresentation Act 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested."

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.