



## Flat 53, Woodbourne Augustus Road, Birmingham

£269,950 Leasehold

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom apartment for sale. Offered with no upward chain and located within the ever popular Woodbourne development. Located on the first floor the property is conveniently located for easy access into Birmingham City Centre and nearby Harborne High Street and Edgbaston Village.

The property boasts a garage en bloc and benefits from guest WC, modern fitted kitchen and spacious lounge. Two double bedrooms and a modern shower room. The property further boasts underfloor heating throughout the property.





### **Entrance Hallway**

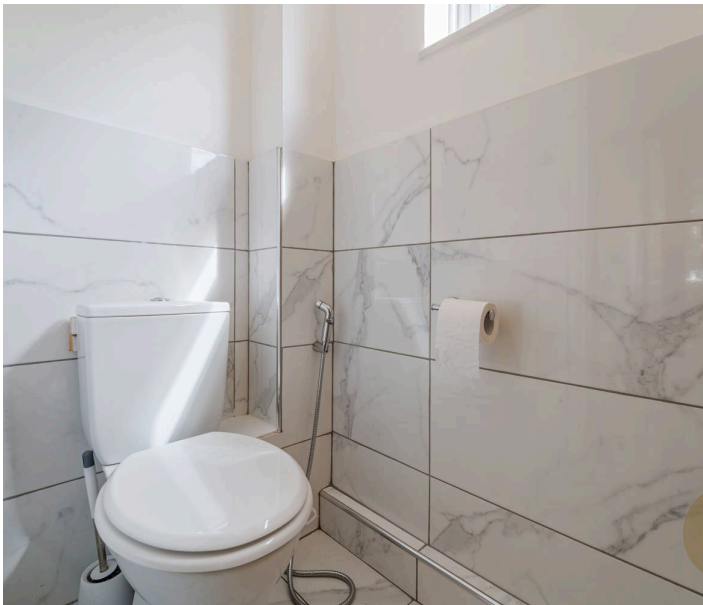
Tiled flooring, intercom entry system, internal cupboard and ceiling light point.

### **Kitchen**

Fitted kitchen with a range of base and wall units, including integrated appliances, undercounter space for fridge and freezer. Window to side elevation, ceiling light point and window to side elevation.

### **Lounge Diner**

Spacious lounge diner boasting with full width windows, two ceiling light points, hardwood flooring and partially glazed double doors from the hallway.



### **Guest WC**

Low level flush WC, vanity unit and shower attachment. Window to side elevation, partially tiled walls and ceiling light point.





### **Hallway**

Benefitting from two internal storage cupboards and ceiling light point.

### **Master Bedroom**

Spacious master bedroom boasting full width windows, hardwood flooring, two ceiling lights and fitted wardrobe.

### **Bedroom Two**

Spacious double bedroom boasting fitted wardrobe, hardwood flooring, ceiling light point and window to side elevation.

### **Shower Room**

Tiled shower room with walk in shower cubicle, low level flush WC combi unit and medicine cabinet. Towel radiator, ceiling spotlights and window to side elevation.



Council Tax band: C

Tenure: Leasehold

Years Remaining: 934

Service Charge PA: £2,536.68

EPC Energy Efficiency Rating: D

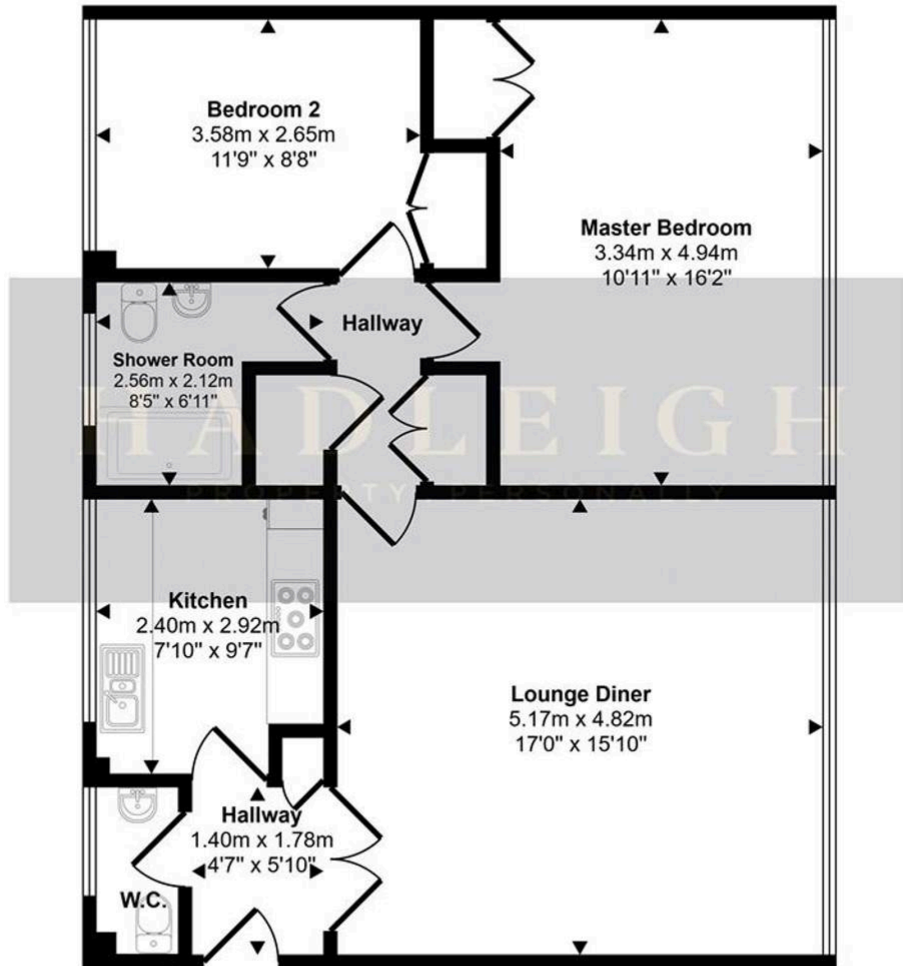
EPC Environmental Impact Rating: E



- No upward chain
- Garage en-bloc
- Two double bedrooms & modern shower room
- Underfloor heating throughout



Approx Gross Internal Area  
77 sq m / 827 sq ft



Floorplan

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.