

for sale

offers over **£240,000**



## Woodbourne Augustus Road Birmingham B15 3PH

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# Woodbourne Augustus Road Birmingham B15 3PH

## Approach/ Outside

Residents are welcomed via a secure communal entrance with convenient access to all floors.

## Lounge

17' 5" x 15' 11" ( 5.31m x 4.85m )

Generously sized lounge area flooded with natural light, creating a bright and inviting atmosphere.

## Kitchen

9' 7" x 8' 4" ( 2.92m x 2.54m )

The kitchen is fitted with a range of wall and base units, ample worktop space, and modern appliances with double glazed window.

## Bedroom One

15' 11" x 13' 7" ( 4.85m x 4.14m )

Double glazed window, radiator.

## Bedroom Two

12' 1" x 8' 8" ( 3.68m x 2.64m )

Double glazed window, radiator.

## Bathroom

6' 11" x 6' 7" ( 2.11m x 2.01m )

The bathroom is well presented and fitted with a modern suite comprising a panelled bath with shower over, low-level WC, vanity wash-hand basin, wall mounted heater, double glazed window.

## W.C

W.c, vanity wash hand basin, tiled flooring, double glazed window.

## Agents Note

Important Notice:

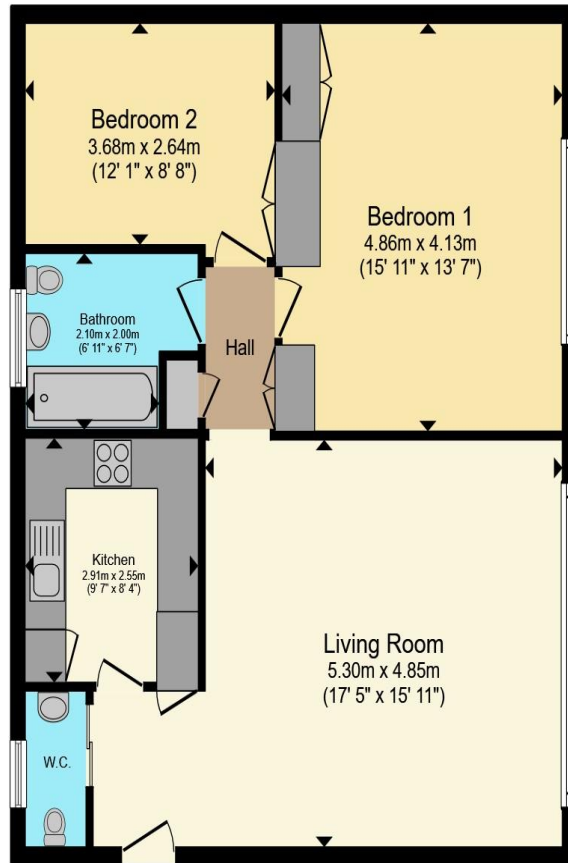
Please note that this property is being marketed without a completed Seller's Property Enquiry Form. As such, the agent has limited information available, and all details provided should be independently verified by prospective purchasers.











Total floor area 77.6 m<sup>2</sup> (835 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 0121 212 0800**  
**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

Property Ref: DIG113734 - 0003

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

**view this property online**  
**[connells.co.uk/Property/DIG113734](http://connells.co.uk/Property/DIG113734)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold backs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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