



MCHUGO  
HOMES

Augustus Road, Edgbaston B15 3NB



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## Property Description

Positioned on the prestigious Augustus Road within the Calthorpe Estate, this four-bedroom terrace home presents a fantastic opportunity for buyers looking to create a bespoke home in one of Edgbaston's most desirable locations.

The property offers generous accommodation throughout, beginning with a large front reception room, providing a bright and welcoming living space. A dining room sits to the rear, leading through to the kitchen and adjoining utility area - all of which offer excellent scope for reconfiguration to suit modern living.

Upstairs, the home comprises four well-proportioned bedrooms, offering flexibility for family living, guest accommodation or home working, alongside a family bathroom.

Externally, the property benefits from a private rear garden, offering a peaceful outdoor setting with plenty of scope to enhance. To the front, a driveway with car port provides off-street parking, in addition to a garage, adding further practicality.

Extending to over 1,300 sq ft, this is a home with excellent proportions and a versatile layout, offering the perfect foundation to create a stylish and individual living space.

Area

Augustus Road is a highly regarded address within central Edgbaston, linking Harborne Road and Woodbourne Road, and forming part of the prestigious Calthorpe Estate - a conservation area known for its character, greenery and architectural integrity. This prime location sits on the edge of Birmingham city centre, offering both convenience and a well-established residential setting.

Residents benefit from close proximity to Edgbaston Village and Harborne High Street, both offering an excellent selection of cafés, restaurants and everyday amenities, including Marks & Spencer Foodhall, Waitrose and the local conveniences at Chad Square.

The Queen Elizabeth Hospital, University of Birmingham and wider Medical Quarter are all easily accessible, alongside excellent transport links into the city centre and connections to the M5, M6, M40 and M42 motorways, as well as Birmingham International Airport.

Families are well served by a range of highly regarded schooling options, including Chad Vale Primary School and a number of respected independent and secondary schools across Edgbaston.

Leisure facilities are plentiful, with Edgbaston Priory Club, Edgbaston Golf Club and Edgbaston Cricket Ground nearby, along with green spaces such as the Botanical Gardens, Martineau Gardens and the Harborne Walkway.

### Approach

Pebbled front garden and part laid to lawn, car port over private driveway, access to garage via up and over door, additional external storage to the side and front door leading to:

### Entrance Hall

Carpeted, ceiling light point, double glazed window to side elevation, window to front elevation and doors to:

### WC

Carpeted, double glazed obscure window to side elevation, wash hand basin low-level WC and ceiling light point.

### Living Room

Carpeted, wall light points, double glazed window to front elevation, gas fire place, door to boiler cupboard for warm air system, power points, and opening to:

### Dining Room

Carpeted, ceiling light point, double glazed sliding doors to rear garden, power points, warm air vent and door to:

### Kitchen

Wall and base units, breakfast bar area, integrated oven and four ring gas hob with extractor fan above, sink with drainage area, electric heater, ceiling light point, power points, built-in storage and double glazed window to rear elevation.

### Utility

Sink with drainage area, space and plumbing for appliances, storage units, double glazed door to rear garden, door leading into garage and ceiling light point.

### Landing

Carpeted, ceiling light point, warm air vent and doors to:

### Bedroom One

Carpeted, built in wardrobes, ceiling light point, wall light points, warm air vent, double glazed window to front elevation and power points.

### Bedroom Two

Carpeted, built in wardrobes, ceiling light point, warm air vent, double glazed window to front elevation and power points.

### Bedroom Three

Carpeted, built in wardrobes, ceiling light point, warm air vent, double glazed window to rear elevation and power points.

### Bedroom Four

Carpeted, ceiling light point, warm air vent, double glazed window to rear elevation and power points.

### Bathroom

Low-level WC, wash hand basin, bath with mixer taps and handheld shower hose, separate electric shower with additional handheld hose, double glazed obscure window to rear elevation, carpeted and ceiling light point.

### Garage

Ceiling light point, houses gas and electric metres and up and over door.

### Garden

Paved patio area with paved footpath leading to the high tiers of the garden with laid to lawn, fences to

boarders, mature trees around and space for planting.

#### Further Details

Tenure: Freehold

Council Tax Band: E

EPC: D

Calthorpe Estate Charge: £504.86 per annum

Utility supply, rights and restrictions:

Broadband: FTTP

Electricity supply: Mains supply

Sewerage: Mains supply

Water supply: Mains supply

Other information

Construction materials: Brick

Roof material: Tile

#### Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.

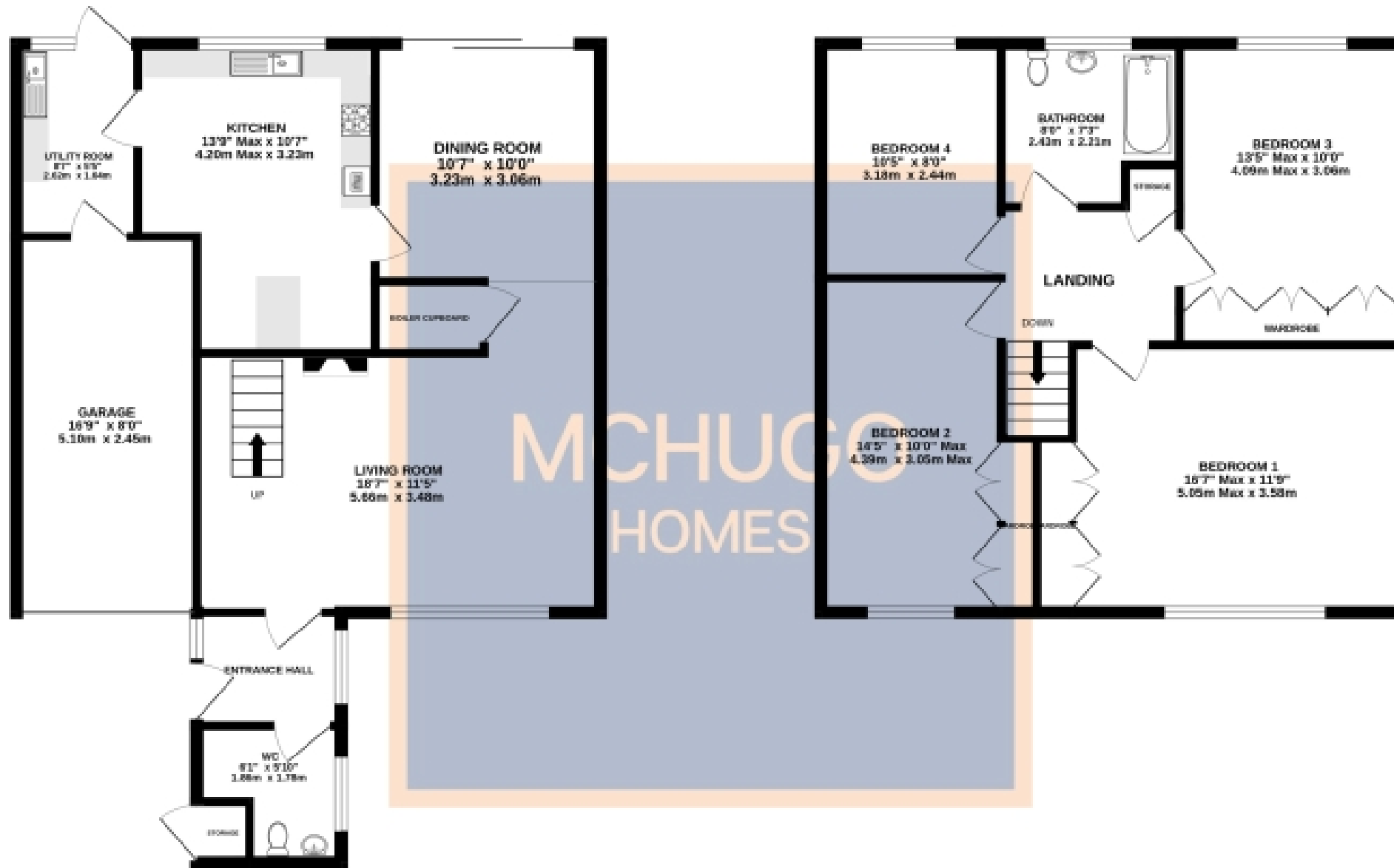






GROUND FLOOR  
728 sq.ft. (67.7 sq.m.) approx.

1ST FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Key Features:

- Terrace house
- Four bedrooms
- Prime location
- Renovation potential
- No chain
- Two reception rooms
- Kitchen and utility
- Private garden
- Car port and garage
- Over 1,300 sq ft.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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