

HUNTERS®

HERE TO GET *you* THERE



Augustus Road

Edgbaston, Birmingham, B15 3PF

Offers In The Region Of £775,000



Council Tax: F



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Frontage and Approach

The property is situated in a private communal driveway away from the main road which is accessible to five houses. There is a private driveway and carport leading to the entrance and garage with front fore-garden and feature brick wall boundary.

Entrance Hallway

A UPVC entrance door leads into a welcoming hallway which provides internal access to the garage and stairs to first floor, with storage cupboard under, central heating radiator, internal glazed window into lounge, telephone point and access into:

Cloakroom

Partly tiled with a double glazed obscure window to side elevation comprising low level WC, wall mounted hand basin and central heating radiator.

Kitchen Breakfast Room

With dual aspect double glazed windows to the side and rear elevations and door out to side access, it provides ample space for dining table and chairs with central heating radiator. The kitchen provides wall and base level units, with complimentary work surfaces, sunken stainless steel sink and drainer and tiled splash-back, integrated oven with gas hob and extractor unit above, integrated dishwasher and space and plumbing fridge freezer.

Open Plan Lounge Dining Room

With dual aspect double glazed windows to the front and rear elevations, patio door out to rear garden, three central heating radiators, TV point, wall lights, feature decorative fireplace and sliding patio doors out to:

Garden-Room

With several dual aspect windows and roof lights providing plenty of natural light and leads directly out to the rear garden and with two central heating radiators in provides additional accommodation for a range of different uses.

First Floor Landing

Providing loft access and doors into:

Bedroom One

With a double glazed window to front elevation, central heating radiator and a selection of fitted wardrobes.

Bedroom Two

With a double glazed window to front elevation, central heating radiator, sink unit with door into a fully tiled en-suite shower.

Bedroom Three

With a double glazed window to rear elevation and central heating radiator.

Bedroom Four

With a double glazed window to rear elevation and central heating radiator.

Bathroom

Fully tiled with a double glazed obscure window to the rear elevation, comprising low level WC, vanity sink unit, bath with mixer taps and a separate walk-in shower cubicle, chrome heated towel rail and extractor fan.

Garage

With a up-and-over door, power and light, excellent

for storage of for a reasonably sized car. It also includes double glazed windows to side elevation, houses the 'Worcester Bosch' central heating boiler and has a utility area providing work surfaces with sink unit and plumbing for washing machine and tumble dryer.

Rear Garden

With patio area leading to large lawn area, a selection of mature plants, bushes and trees all enclosed within a fence boundary.



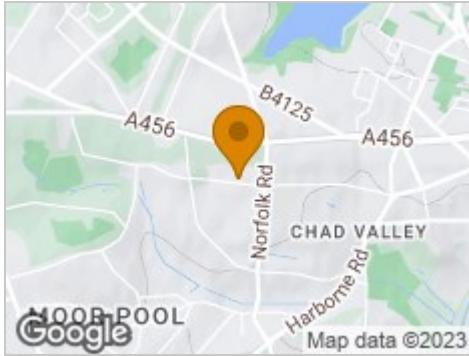
Road Map



Hybrid Map



Terrain Map



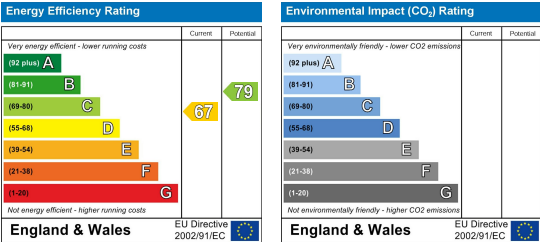
Floor Plan



Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.