

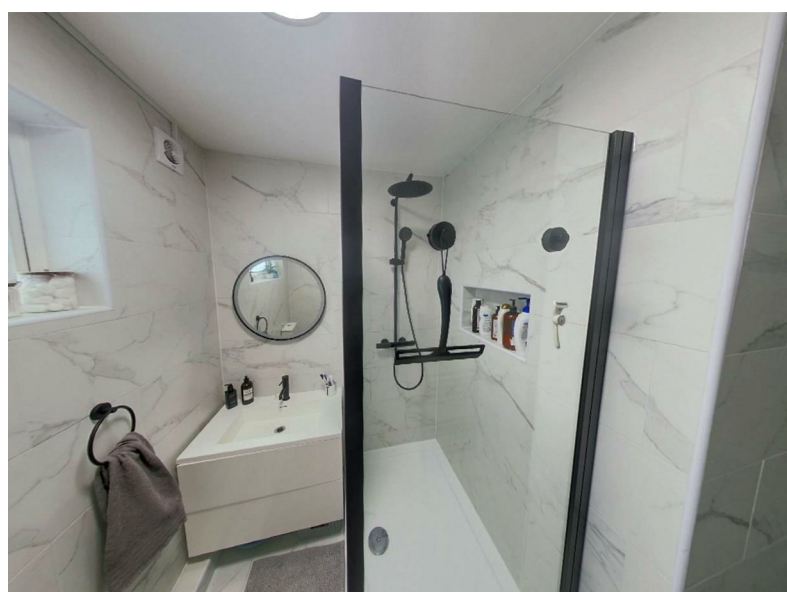
ENGLANDS



Augustus Road

Edgbaston, Birmingham, B15 3PH

£310,000





PROPERTY DESCRIPTION

ATTENTION INVESTORS - TENANTS IN SITU

Attractively presented and spacious apartment situated on the ground floor of a low rise block, set in extensive lawned and tree lined grounds with some communal parking, a perfect investment opportunity. Having been refurbished to a high standard this property briefly comprises: living room, dining room, fitted kitchen with high quality appliances, two double bedrooms, fully tiled shower room/WC plus additional WC, and a garage in separate block. The property has the benefit of a 935 years lease.

The Woodbourne development is well situated at the corner of Norfolk Road and Augustus Road with access via the Augustus Road entrance. It is readily accessible to the Queen Elizabeth Medical Centre, the newly-opened Midland Metropolitan University Hospital. Birmingham University, Harborne High Street, Edgbaston Village and also regular transport services to further comprehensive City Centre with leisure, entertainment and shopping facilities.

Access to the accommodation is obtained via a communal entrance door with security answerphone system and a staircase affords access to the upper floors.

An internal inspection is essential and recommended to fully appreciate the location and superb accommodation which comprises in more detail:



Tel: 01214271974



Entrance door leads into:

HALL

Having ceiling light point, security answerphone, and Woodstock flooring. Crittal-style doors allow plenty of natural light to circulate through the apartment.

CLOAKS/WC

Low flush WC, wood-style flooring, radiator, wash handbasin set on stand, double glazed high-level window, ceiling light point and complementary tiling to walls.

FITTED KITCHEN

2.92m max x 2.51m max (9'6" max x 8'2" max)
Having UPVC double glazed window overlooking the front, wall-mounted Vaillant gas Combi boiler, a range of matching wall and base units, ceiling light point, single bowl composite sink drainer with mixer tap over, composite work surfaces, wood-effect flooring, integrated Siemens gas hob with integrated Siemens electric oven below and extractor fan concealed by fascia with integrated spotlights. Integrated fridge/freezer.

SPACIOUS LIVING ROOM

5.06m max x 4.86m max (16'7" max x 15'11" max)
Having full width UPVC double glazed window overlooking the grounds, three radiators, ceiling light point and coving to ceiling.

DINING ROOM

3.33m max x 2.57m max (10'11" max x 8'5" max)
Having full width UPVC double glazed window overlooking the grounds, radiator, ceiling light point and coving to ceiling.

INNER HALLWAY

Having walk-in storage cupboard with radiator, further storage area with overhead cupboard and ceiling light point.

BEDROOM ONE

4.87m max x 3.32m excl. doorway (15'11" max x 10'10" excl. doorway)

Having full width UPVC double glazed window overlooking the communal grounds, radiator, built-in wardrobes plus dressing table unit with drawers and ceiling light point.

BEDROOM TWO

3.55m max x 2.64m max (11'7" max x 8'7" max)
Having double glazed UPVC window overlooking the front, radiator, fitted wardrobes and ceiling light point.

SHOWER ROOM

Being fully tiled and comprising, shower cubicle with built-in shelf and two shower heads, ceiling light point, extractor fan, vertical radiator, wash hand basin with mixer tap over and built into vanity storage unit, low flush WC, and UPVC double glazed window with frosted glass.

OUTSIDE

Delightful communal grounds and garage is separate block.

ADDITIONAL INFORMATION

TENURE: Leasehold - 935 years remaining.

We are advised there is a variable service charge payable: Management company for the building charges £1,691.44 per annum and management company for grounds charges £972.68 per annum.

COUNCIL TAX BAND: D

The property is tenanted until the end of October 2025 with a rental charge of £1,350.00 per calendar month.



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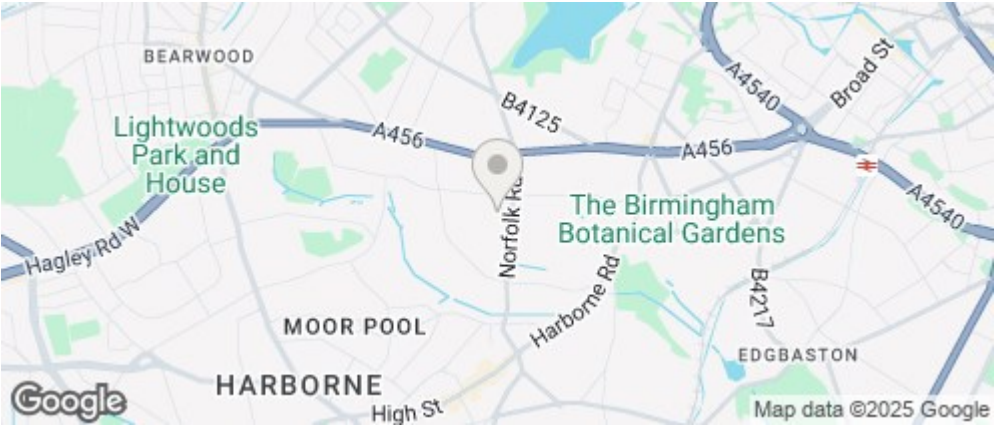




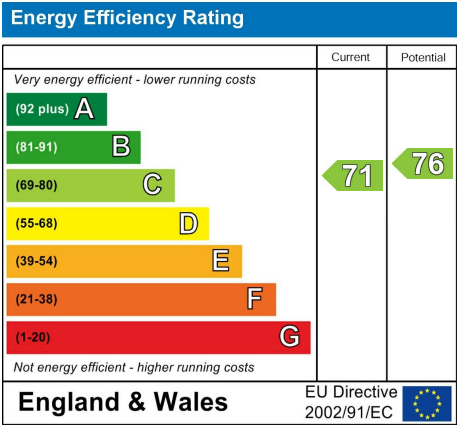
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

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Misrepresentation Act 1967

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