

# ENGLANDS



29 Woodbourne Augustus Road

Edgbaston, Birmingham, B15 3PH

£310,000





## PROPERTY DESCRIPTION

Attractively presented and spacious apartment, situated on the first floor of a low rise block, set in extensive lawned and tree-lined grounds with some communal parking. Having been refurbished to a high standard this property briefly comprises: open plan living room/dining room/fitted kitchen, two double bedrooms, bathroom/WC plus additional WC, and a garage in separate block. The property has the benefit of a 936 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, Midland Metropolitan University Hospital, Birmingham University, Harborne High Street, Edgbaston Village and also regular transport services to further comprehensive City Centre 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

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Entrance door with spy hole and glazed side panel leads into:

## HALLWAY

Having a security answerphone, tile-effect flooring, ceiling light point, storage cupboards with hanging rail and door through to:

## OPEN PLAN LIVING/DINING/KITCHEN

Splendid dual aspect living area comprising:

### LIVING AREA

4.94m max x 4.76m max (16'2" max x 15'7" max)

Having block Parquet flooring, three ceiling light points, two radiators, UPVC tilt and turn double glazed windows overlooking the grounds.

Full width double glazed aluminium sliding doors leading onto private balcony, with tiled floor, wall light and extensive uninterrupted views over the beautiful communal grounds.

### DINING AREA

3.61m max x 2.65m max (11'10" max x 8'8" max)

### KITCHEN

3.49m max x 2.33m max (11'5" max x 7'7" max)

Having a range of matching gloss-fronted wall and base units, Peninsula unit with breakfast bar seating, UPVC double glazed windows, single bowl ceramic sink drainer with mixer tap over, composite work surfaces, integrated appliances include Bosch induction hob with ceiling-mounted extractor over, NEFF electric oven, fridge/freezer, and slimline Hotpoint dishwasher. Plumbing for washing machine, tile-effect flooring, two ceiling light points plus recessed ceiling spotlights.

### SHARED UTILITY AREA

Door from the kitchen leads through to shared utility area, having storage cupboard and the wall-mounted Worcester gas Combi boiler, rubbish shoot and ceiling light point.

### INNER HALLWAY

Having ceiling light point and wood-style flooring.

## BEDROOM ONE

4.87m max x 4.37m max (15'11" max x 14'4" max)

Having full width UPVC double glazed windows with tilt and turn overlooking the beautiful grounds, radiator, two ceiling light points, wall light, coving to ceiling and fitted wardrobes with overhead cupboards.

## BEDROOM TWO

4.05m max x 2.78m max (13'3" max x 9'1" max)

Having double glazed UPVC tilt and turn window overlooking the grounds, radiator, ceiling light point and coving to ceiling.

## BATHROOM

Having panelled bath, pedestal wash hand basin, shower cubicle with wall-mounted shower, low flush WC, recessed ceiling spotlights, UPVC double glazed window with obscured glass, part complementary tiling to walls, tiled floor, vertical radiator and shaver point

## WC

Low flush WC, tiled floor, corner wall-mounted wash handbasin with tiled splashback, recessed ceiling spotlight, extractor fan and wall-mounted mirrored cabinet.

## OUTSIDE

Extensive communal grounds comprising lawns, established evergreen shrubs and trees.

Garage in separate block.

## ADDITIONAL INFORMATION

TENURE: LEASEHOLD. We are advised there is a long lease with 936 years remaining. There is a service charge currently payable of £571.00 per quarter and a grounds charge payable of £323.00 per quarter.

COUNCIL TAX BAND: D



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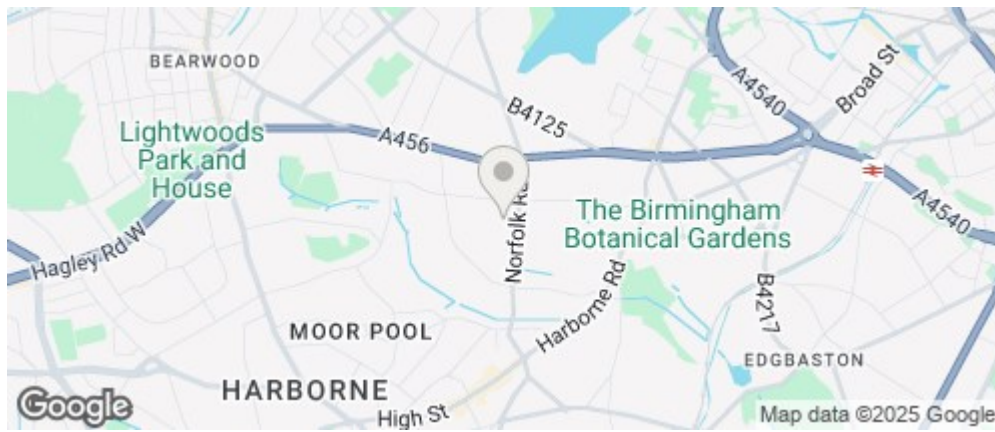




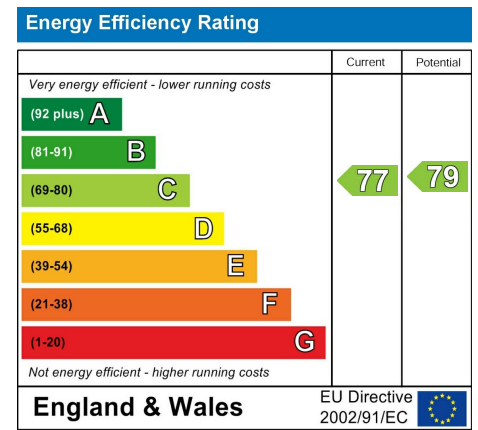
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## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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