

ENGLANDS



40 Woodbourne Augustus Road
Edgbaston, Birmingham, B15 3PH

£269,000





PROPERTY DESCRIPTION

This spacious apartment is located in the highly desirable Woodbourne development. Situated on the first floor of a low rise block, it is surrounded by expansive, landscaped grounds featuring lawns and trees, along with communal parking facilities. The apartment comprises a living room, dining room, fitted kitchen, two bedrooms, bathroom, additional WC and a garage located in a separate block.

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, Birmingham University, Harborne High Street 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 floors.

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



40 Woodbourne Augustus Road



Entrance door with spy hole leads to:

RECEPTION HALL

Having ceiling light point, built in storage cupboard, cupboard housing electrical fuse box and meter, wooden style flooring and security answerphone.

KITCHEN

2.93m max x 2.56m max (9'7" max x 8'4" max)
Having wooden style flooring, a range of matching wall and base units with wooden style worktop over, part complementary tiling to walls, plumbing for washing machine, wall mounted Valiant boiler, large UPVC double glazed window, ceiling light point, integrated Indesit electric oven, gas hob over and Ariston extractor fan.

WC

Having wooden style flooring, low flush WC, radiator, wall mounted hand wash basin with mixer tap over, obscured UPVC double glazed window, ceiling light point and full complementary tiling to walls.

LIVING ROOM

5.05m max x 4.86m max (16'6" max x 15'11" max)
Having wooden style flooring, radiator, UPVC double glazed windows, ceiling light point, coving to ceiling and doors leading to:

DINING ROOM

3.32m max x 3.04m max (10'10" max x 9'11" max)
Having wooden style flooring, radiator, large UPVC double glazed window, ceiling light point and coving to ceiling.

INNER LOBBY

Having ceiling light point, wooden style flooring, built-in storage cupboard and storage cupboard housing gas meter.

BEDROOM ONE

4.88m max x 3.98m max (16'0" max x 13'0" max)
Having radiator, large UPVC double glazed window, ceiling light point, coving to ceiling and large built-in storage cupboard.

BEDROOM TWO

3.52m max x 2.64m max (11'6" max x 8'7" max)
Having radiator, UPVC double glazed window, coving to ceiling, ceiling light point and built-in storage cupboard.

BATHROOM

Having tiled flooring, full complementary tiling to walls, low flush WC, pedestal hand wash basin with mixer tap over, panelled bathtub with mixer tap over and wall mounted showerhead. Wall mounted towel rail, shaving point, ceiling light point and obscured UPVC double glazed window.

OUTSIDE

Garage in separate block.

ADDITIONAL INFORMATION

Council Tax Band: D

We are advised the property is leasehold with 933 years remaining, expired 15th March 2959 and subject to a variable quarterly service charge of £718.36.

Furniture is available by negotiation.



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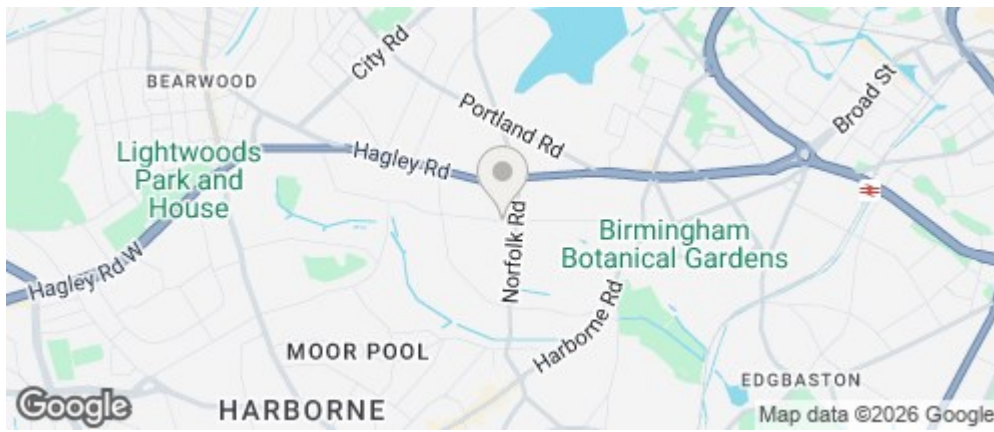




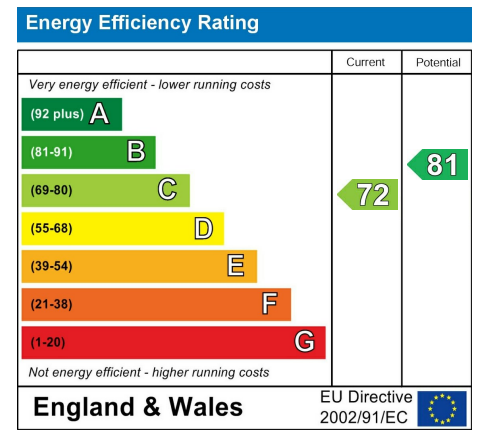
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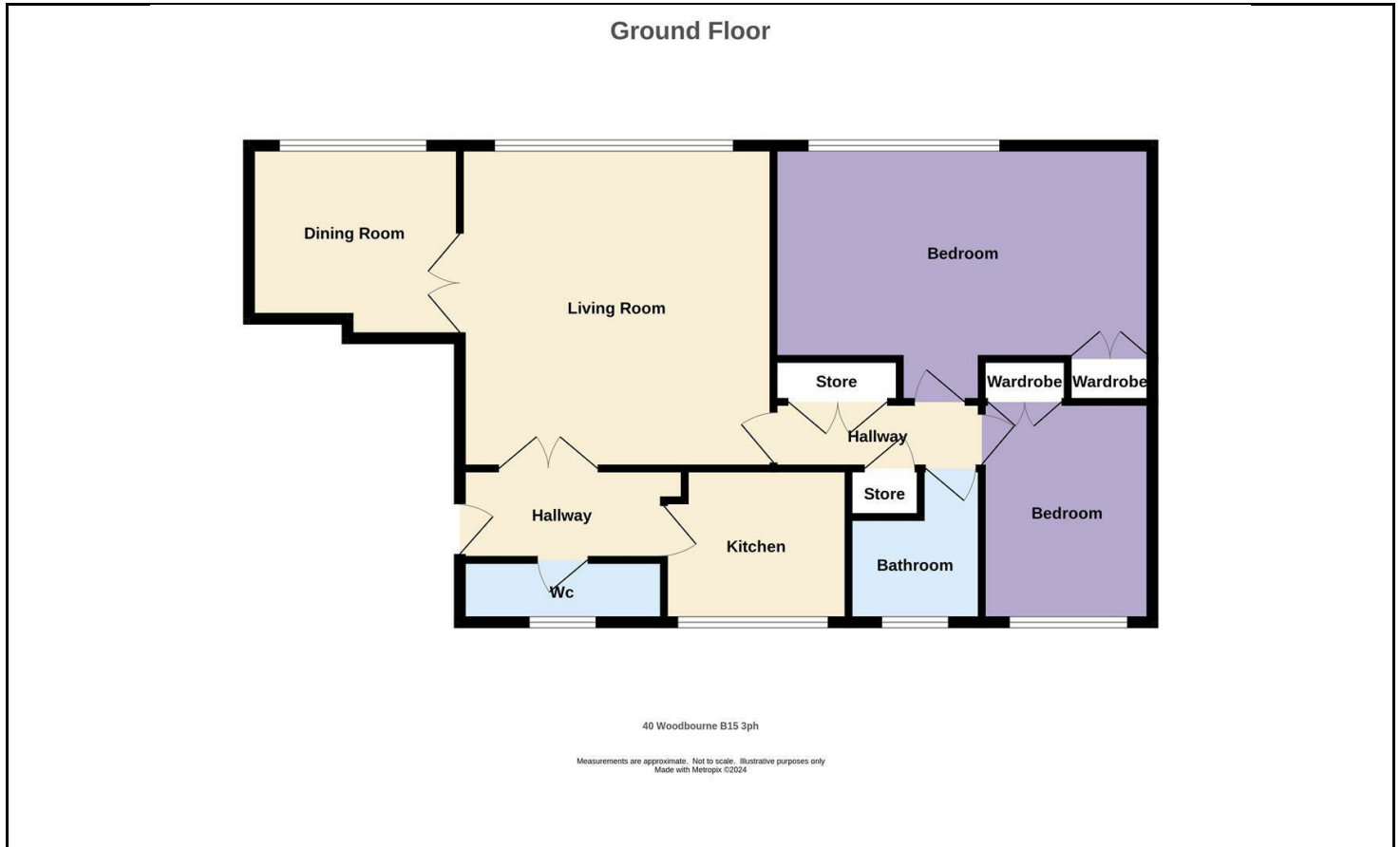
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

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Misrepresentation Act 1967

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