

## 21 Augustus Road, Birmingham, B15 3PF

**£725,000**

Hadleigh Estate Agents are delighted to offer this substantial four bedroom detached home for sale. Located on Augustus Road, being set back from the main road itself the property is within an excellent location for all amenities. Nearby Harborne High Street and excellent transport links into Birmingham City Centre, offering an array of bars, shops and restaurants. Nearby local schools, University of Birmingham and Queen Elizabeth Hospital are all a short distance away.

The property benefits from driveway parking with garage, spacious entrance hallway with internal access to the garage. Fitted kitchen diner and further benefitting from a spacious lounge and dining room. The rear extension provides a further fantastic reception room. Upstairs are four double bedrooms, with the master benefitting from its own shower, and family bathroom. To the rear is a spacious and private garden.

We have been advised the following information. We suggest you confirm this with your solicitor as Hadleigh Estate Agents will not be held accountable.

Tenure - Freehold

EPC - D

Council Tax Band - F

### Entrance Hallway



UPVC obscure double glazed doors to front elevation with windows, tiled flooring, ceiling spotlights and wall lights. Gas central heating radiator, storage cupboard, access to internal rooms and garage.

### Lounge/ Dining Room



Carpeted flooring, ceiling spotlights and wall lights. Three gas central heating radiators, double glazed window to front and rear elevation along with rear patio door.

### Kitchen Diner



Tiled floors, a range of base and wall units. Space for fridge freezer, partially tiled walls, integrated oven, hob and extractor hood. Gas central heating radiator, ceiling spotlights and dining area. Double glazed windows to rear elevation and patio doors to side elevation.

### Reception Room



Carpeted flooring, two gas central heating radiators, ceiling spotlights and skylight. Internal sliding patio doors to dining room, double glazed windows to rear and side elevation along with rear patio door.

### W.C



Ceiling light point, tiled floors, obscure double glazed window to side elevation, cloakroom combination vanity unit and gas central heating radiator.

### Garage/ Utility

Manual garage door, housing boiler, ceiling lights and electrics. Fitted cupboards, with sink and plumbing for washing machine.

### Master Bedroom



Carpeted flooring, double glazed window to front elevation, gas central heating radiator, ceiling light point and shower cubicle.

### Bedroom 2



Carpeted flooring, double glazed window to front elevation, gas central heating radiator, ceiling light point and fitted wardrobes.

### Bedroom 3



Carpeted flooring, double glazed window to rear elevation, gas central heating radiator and ceiling light point.

### Bedroom 4



Carpeted flooring, double glazed window to rear elevation, gas central heating radiator and ceiling light point.

### Bathroom



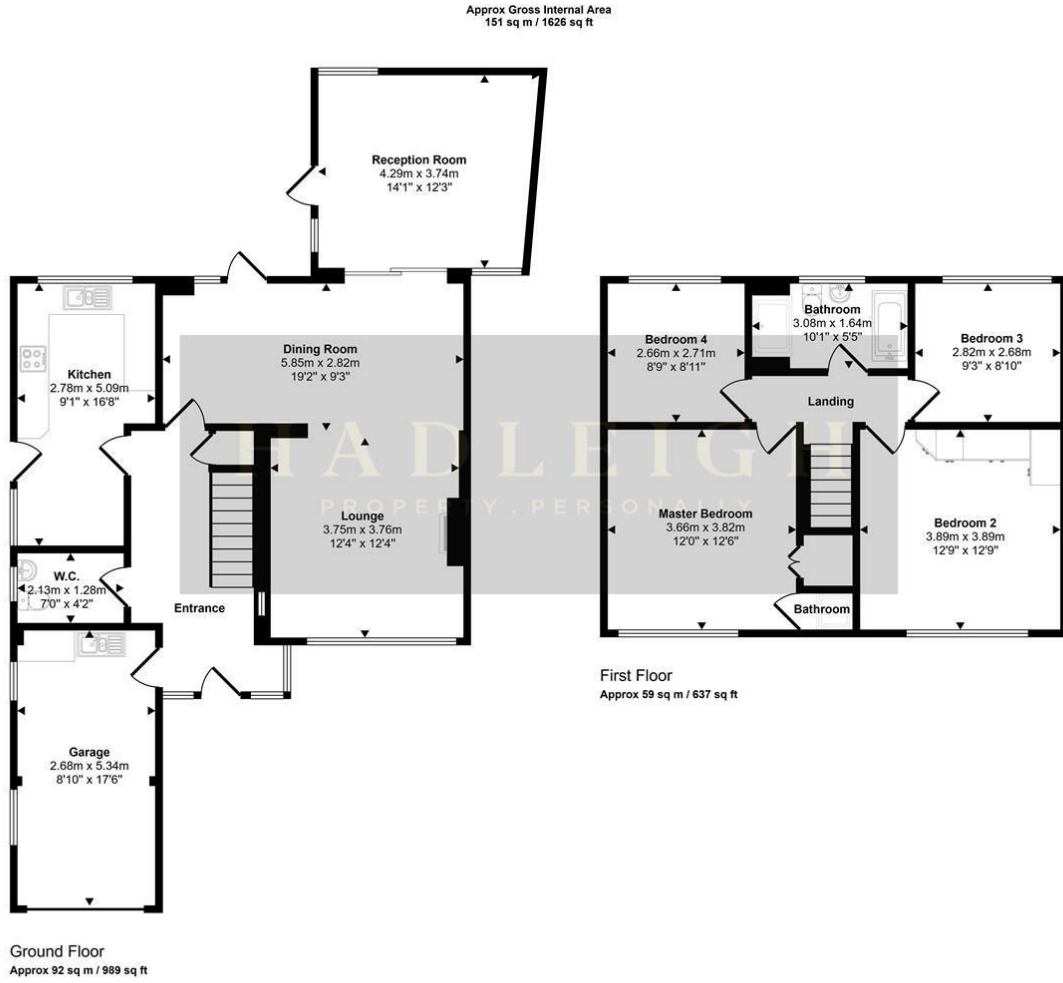
Floor to ceiling tiles, walk in shower cubicle with mains shower. Towel radiator, bath, combination WC vanity unit and obscure double glazed window to rear elevation.

### Garden



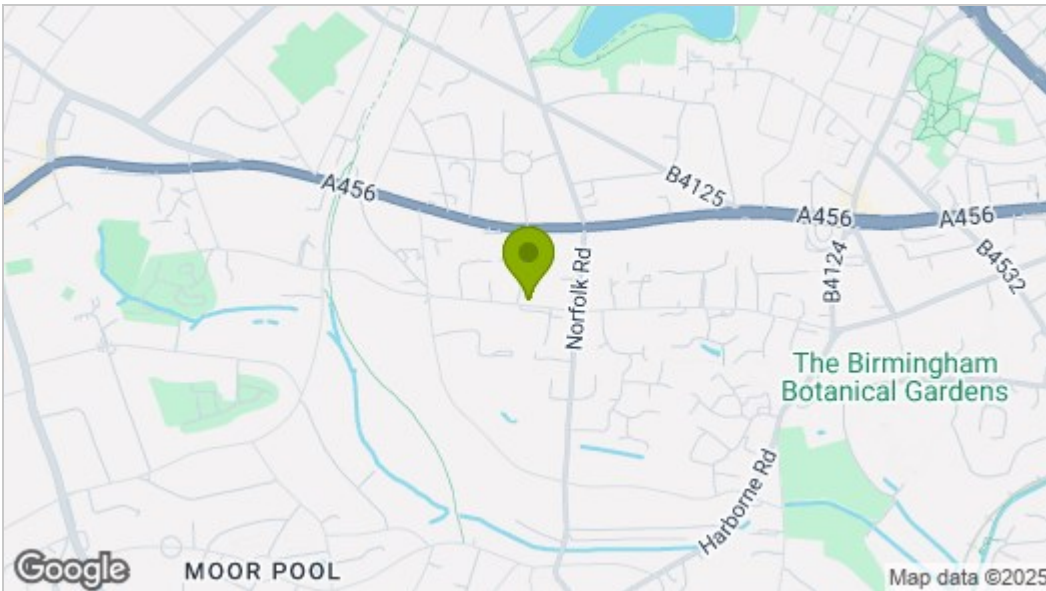
Paved patio area, lawned garden, fenced and brick boundaries, mature shrubs and trees.

# Floor Plan

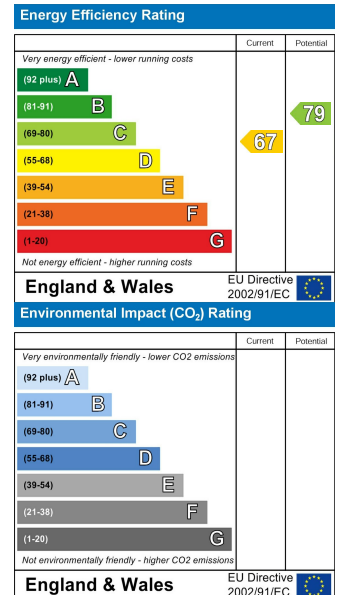


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.