



53 Woodbourne Augustus Road, Birmingham, B15 3PJ

**Asking Price £279,950**

Hadleigh Estate Agents are delighted to offer this fantastic two bedroom apartment for sale. Offered with no upward chain and located within the ever popular Woodbourne development. Located on the first floor the property is conveniently located for easy access into Birmingham City Centre and nearby Harborne High Street and Edgbaston Village.

The property boasts a garage en bloc and benefits from guest WC, modern fitted kitchen and spacious lounge. Two double bedrooms and a modern shower room. The property further boasts underfloor heating throughout the property.



### Hallway

Tiled flooring, intercom entry system, internal cupboard and ceiling light point.

### Kitchen



Fitted kitchen with a range of base and wall units, including integrated appliances, undercounter space for fridge and freezer. Window to side elevation, ceiling light point and window to side elevation.

### WC



Low level flush WC, vanity unit and shower attachment. Window to side elevation, partially tiled walls and ceiling light point.

### Lounge Diner



Spacious lounge diner boasting with full width windows, two ceiling light points, hardwood flooring and partially glazed double doors from the hallway.

### Hallway

Benefitting from two internal storage cupboards and ceiling light point.

### Master Bedroom



Spacious master bedroom boasting full width windows, hardwood flooring, two ceiling lights and fitted wardrobe.

### Bedroom Two



Spacious double bedroom boasting fitted wardrobe,

hardwood flooring, ceiling light point and window to side elevation.

### Shower Room



Tiled shower room with walk in shower cubicle, low level flush WC combi unit and medicine cabinet. Towel radiator, ceiling spotlights and window to side elevation.

### Communal Grounds



The property is surrounded by landscaped communal gardens and residents parking. The property further benefits from garage en-bloc.

### General Information

We have been advised the following information:

The property is leasehold with 934 years remaining

The property comes with a share of the freehold

Peppercorn ground rent

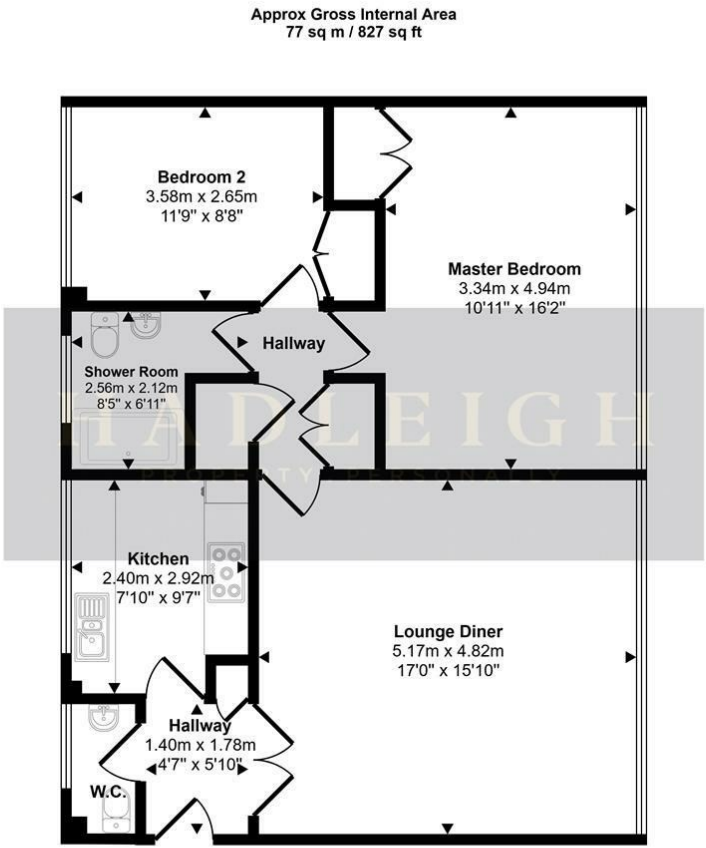
Service charge is approx £2536.68

EPC - D

Council Tax Band - C

Hadleigh Estate Agents advise you to confirm the above with your legal representative and will not be held liable.

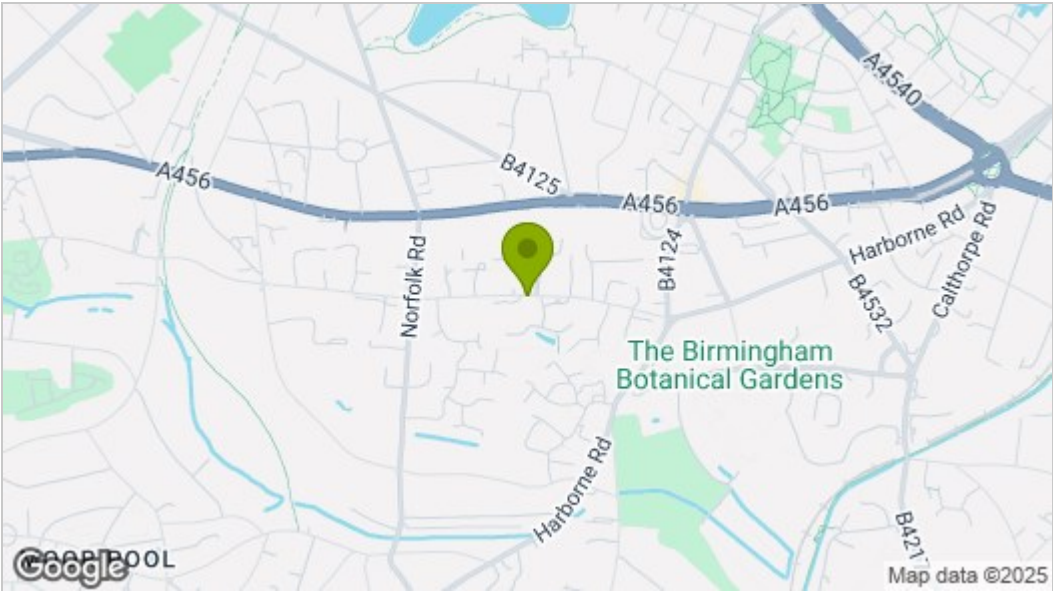
Floor Plan



Floorplan

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

