





10 Augustus Road, Birmingham

£675,000 Freehold

Hadleigh Estate Agents are delighted to offer this beautifully refurbished four bedroom property for sale on Augustus Road. Set back from the road for added privacy, the property boasts stylish, contemporary accommodation with high-quality fixtures, tasteful décor and air-conditioning throughout. The ground floor features an open-plan lounge, dining and modern fitted kitchen with integrated appliances. Upstairs are four well-proportioned bedrooms, including a master with en-suite shower room, alongside a family bathroom. Externally, the property benefits from a large driveway, car port and a converted garage providing utility and storage space. An excellent opportunity to acquire a spacious, move-in ready family home.



Entrance Hallway

Spacious and welcoming entrance hallway, benefitting from dual aspect double glazed windows and partially glazed front door. Ceiling light point and giving access to guest WC and main living accommodation.

Guest WC

Convenient guest WC, comprising low level flush WC and hand wash basin. Tiled flooring and partially tiled walls, central heating radiator, obscure glazed window to the side elevation and storage cupboard.

Lounge Diner

Boasting open plan living, the lounge forms part of the dining area and kitchen. With decorative open bannister to the first floor, mirrored vertical radiator, ceiling spotlights and windows to the front elevation, complete with fitted shutters.



Kitchen Diner

The dining area allows for perfect entertaining, with flooring running flush with the lounge area. Sliding patio doors lead to the garden, ceiling spotlights, vertical mirrored radiator and beneficial breakfast bar. Leading to the kitchen, offering a range of base and wall units, along with the breakfast bar offering convenient storage. Integrated appliances include dishwasher and fitted hob, ideal for hosting. Tiled flooring, space for American fridge freezer and additional rear door. Ceiling spotlights and stylish ceiling light point, vertical radiator and newly fitted air-conditioning unit.





Storage Room
Previously being the garage, with easy potential to change back, this room could further be developed into an additional reception room. With plumbing for utilities and ceiling light point.



Landing
The spacious landing offers flooring running throughout the upstairs accommodation, adding a seamless finish. Complete with large pull down loft hatch, central heating radiator and ceiling spotlights.

Master Bedroom
Extensive master bedroom with own en-suite and fitted wardrobes. Large double glazed windows to the front elevation, ceiling light point and central heating radiator.



En-Suite
Tiled en-suite shower room, with walk in shower cubicle, low level flush WC and hand wash basin. Extractor fan and ceiling spotlights.

Bedroom Two
A further spacious double bedroom, complete with fitted wardrobes, large double glazed window to the rear elevation, ceiling light point and central heating radiator.



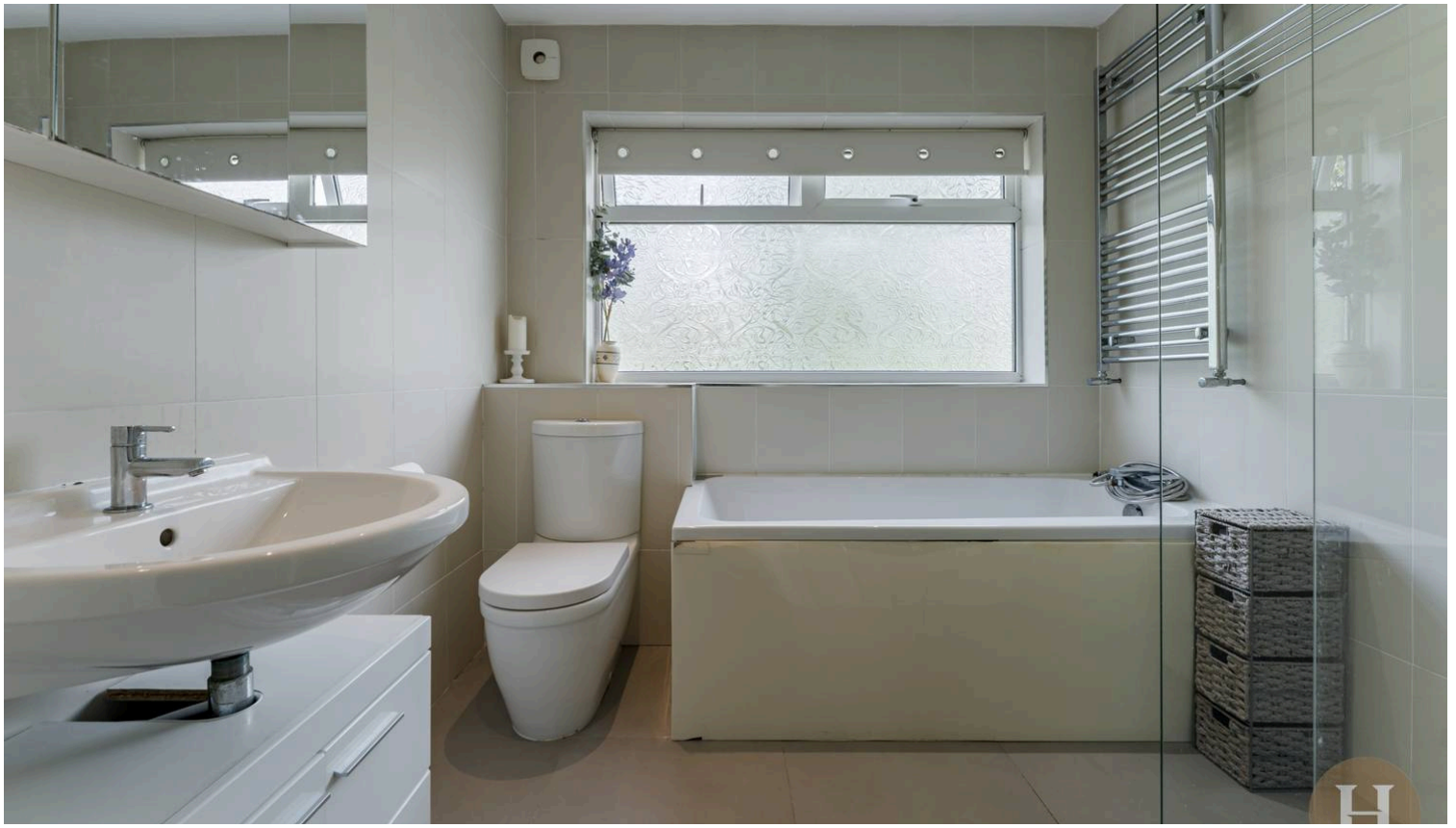
Bedroom Three
The third bedroom is another double bedroom, comprising fitted wardrobes, central heating radiator, ceiling light point and double glazed windows to the front elevation.

Bedroom Four
The fourth bedroom further allows for a double bed, currently housing large wardrobes. With window to the rear elevation, central heating radiator and ceiling light point.



Bathroom
Modern family bathroom boasting both fitted bath and separate walk in shower enclosed with glass screens. Low level flush WC, hand wash basin, shaving point, towel radiator, ceiling spotlights and obscure glazed window. The bathroom is tiled floor to ceiling.

Garden
Private rear garden, boasting motorised retractable canopy and paved patio area. Further being laid to lawn with fenced boundaries and side gate.













Council Tax band: E

Tenure: Freehold

Energy Performance Certificate: D







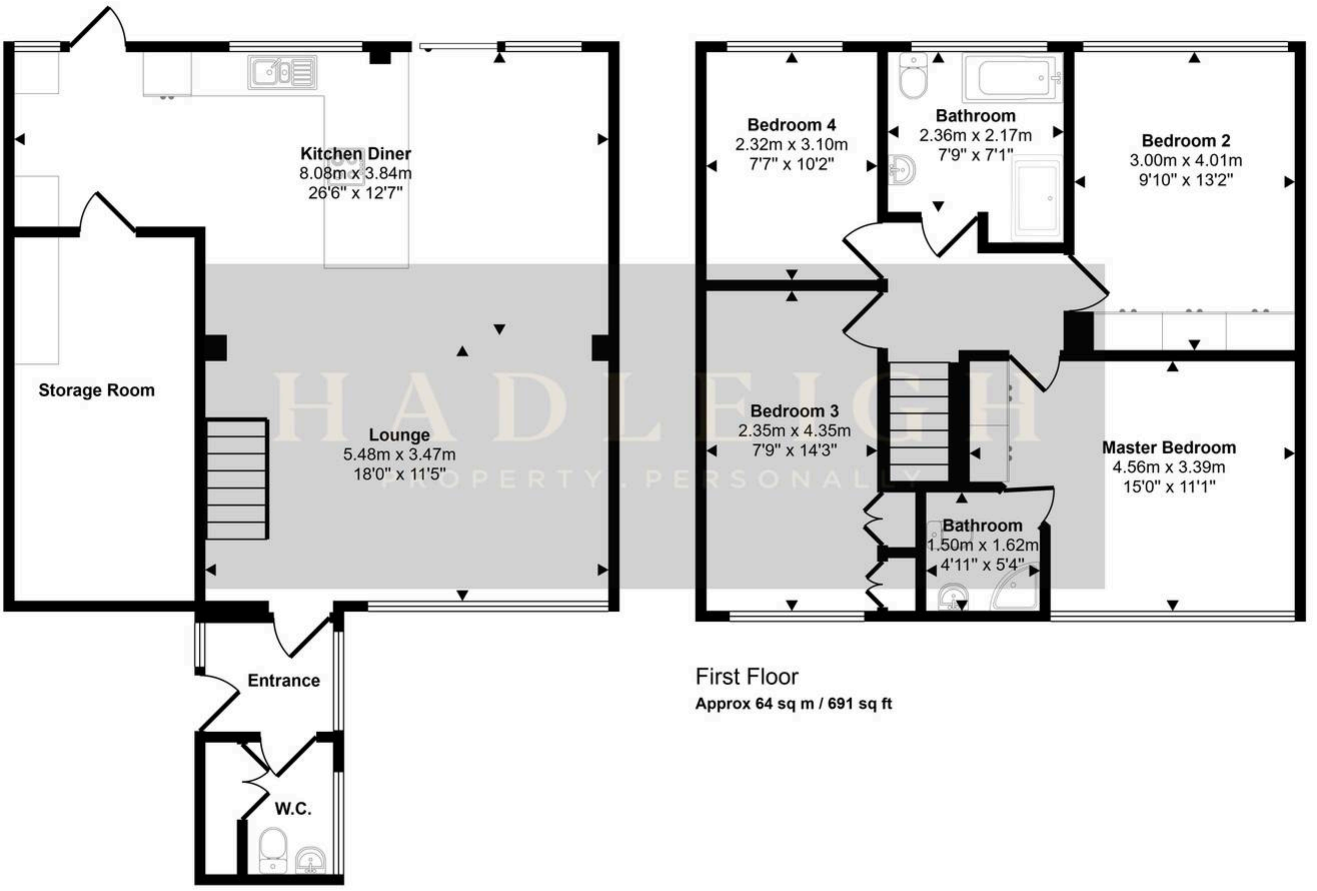
- Four bedroom refurbished home
- Open plan lounge, dining & kitchen
- Air-conditioning throughout
- Master bedroom with en-suite
- Large driveway & car port
- Converted garage for utility & storage







Approx Gross Internal Area
134 sq m / 1445 sq ft



HADLEIGH
PROPERTY PERSONALITY

First Floor
Approx 64 sq m / 691 sq ft

Ground Floor
Approx 70 sq m / 754 sq ft

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.