



# Woodbourne

Edgbaston

B15 3PJ

Asking Price Of £250,000

*Two-Bedroom Apartment*

*818 Sq. Ft.*

*Garage En Bloc*

*Long Leasehold*





Property Description

**DESCRIPTION** An improved and well presented modern second floor flat in an excellent location amidst tree lined landscaped grounds. Central heating and double glazing as specified, (includes WC), fitted kitchen, good lounge/dining room, in-suit hall with storage, two bedrooms with wardrobes, re-fitted bathroom/WC, garage in separate block and double drive.

**LOCATION** The Woodhouse development is well situated at the corner of Augustus Road and Norfolk Road. It is readily accessible to Queen Elizabeth Medical Centre, Birmingham University and Harborne Leisure Centre as well as excellent amenities around Harborne High Street and regular transport services leading through to comprehensive City Centre facilities.

**Vehicular approach** is from Norfolk Road and the property itself is situated on the top (second) floor of this low rise block set in delightful and extensive tree lined landscaped grounds with lawns, drives, flower borders and some communal parking facilities. The property is also accessible via the Augustus Road entrance. Approach to the block is via a communal entrance hall with security answerphone system and a staircase offering access to the floors. The accommodation can only be fully appreciated by an in situ inspection, which is thoroughly recommended.

**ENTRANCE HALL** Having security answerphone, ceiling light point and radiator.

**WC** Having low flush WC, double glazed frosted UPVC window, wash hand basin with mixer tap over and vanity storage below, ceiling light point and tiled floor.

**KITCHEN** 9' 6" x 7' 1" (2.9m x 2.16m) Having large UPVC double glazed window overlooking the front, integrated electric oven, electric hob and extractor over, a range of wall and base units, some being glass fronted, rolltop work surfaces, tiled floor, space for appliances and ceiling light point.

**LOUNGE/DINING ROOM** 13' 1" x 15' 1" (4.0m x 4.6m) Having radiator, full width UPVC double glazed window overlooking the delightful grounds and being south-facing, ceiling light point and wood-style laminate flooring.

**INNER HALLWAY** Having large storage cupboard with shelving and cupboard above, ceiling light point.

**MISTERS BED ROOM** 11' 1" x 11' 0" (3.4m x 3.35m) Having full width UPVC double glazed window overlooking the gardens, radiator, ceiling light point, and built-in wardrobes with sliding doors.

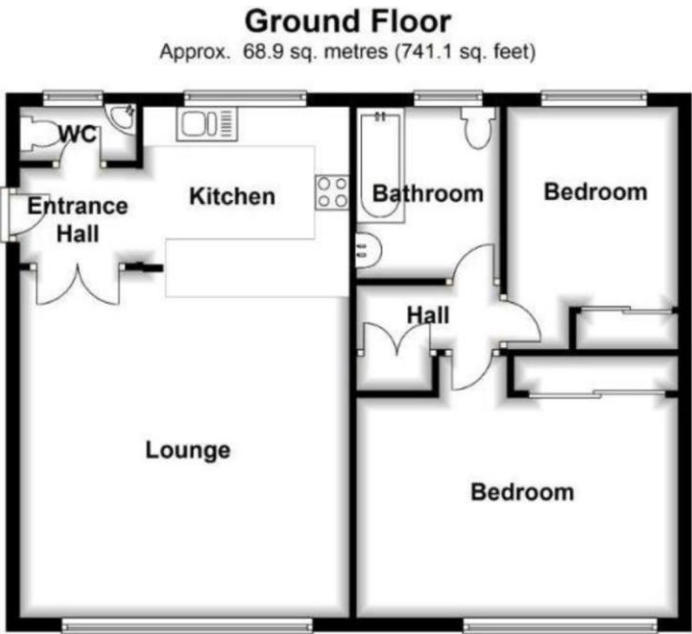
**GUEST BED ROOM** Having double glazed window UPVC, radiator, and built-in wardrobe with sliding doors.

**BATHROOM** 8' 2" x 6' 10" (2.49m x 2.08m) Luxurious bathroom having "P" shaped bath with no unsited water-saving shower, tiled floor, full complementary tiling to walls, ceiling light point, wall mounted mirror with lighting above, towel rail style radiator, UPVC double glazed window, wash hand basin with storage below and mixer tap above.

**OUTSIDE**

**GARAGE** Situated in separate block.

Floor Layout



Total area: approx. 68.9 sq. metres (741.1 sq. feet)

70 Woodhouse

Total approx. floor area 818 sq ft (76 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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