



Woodbourne Apartments, Edgbaston, B15

£300,000

McHugo Homes

www.mchugohomes.co.uk | 0121 5170251

MCHUGO
HOMES



- 887 Square Feet
- Two Double Bedrooms
- Ground Floor Apartment
- High Specification Fittings
- Modern Bathroom
- Refitted Kitchen
- Ample storage
- Garage en bloc

Located in the heart of Edgbaston, this beautifully upgraded two-bedroom apartment is set within the prestigious Woodbourne Apartments development, offering a refined and contemporary lifestyle with high-end finishes throughout. Ideal for both those looking for a first home but also well suited for downsizers with a convenient ground floor location. Offered with no upward chain.



Property

Positioned on Augustus Road, this home has been tastefully modernised with a high-specification kitchen and bathroom, providing a sleek and stylish living environment. The kitchen has been upgraded with contemporary fittings, elegant surfaces, and quality appliances, ensuring both functionality and aesthetic appeal.

The property boasts a separate living room, offering an inviting space for relaxation, which flows into a dedicated dining room, creating a perfect setting for entertaining, though has the potential to use as a third bedroom. Large picture windows flood the home with natural light, enhancing the sense of space and comfort.

Both double bedrooms have been thoughtfully designed with stylish fitted wardrobes, ensuring ample storage while maintaining a sophisticated look. Additional storage space is available throughout the apartment, providing practicality for modern living. A family shower room offers contemporary matt black fittings.

Further benefits include gas central heating (where specified) and an intercom access system for added security. The property comes with a private garage en bloc, as well as access to communal parking and beautifully maintained grounds, creating a peaceful and well-kept environment for residents.

The Woodbourne Apartments development is renowned for its prestige and exclusivity, offering secure and well-managed communal areas in an excellent Edgbaston location. With easy access to Harborne, Birmingham city centre, and excellent transport links, this property is perfect for those seeking a stylish home in a prime setting.

Area

Woodbourne Apartments is situated on Augustus Road, within the prestigious Calthorpe Estate, an urban conservation area, committed to preserving the quality and original character of the area.

Excellent primary secondary and prep schools are very close by such as the popular Chad Vale Primary school, but also near to Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, The Blue Coat and St George's Schools.

The property is very close to the attractive boutiques of Edgbaston Village and amenities of Harborne High Street, including Marks & Spencers Food hall and Waitrose, along with a plethora of independent restaurants and eateries, whilst a small parade of shops offer every day amenities is situated in nearby Chad Square. Queen Elizabeth hospital, Birmingham University and Medical Quarter are within within easy reach, whilst very accessible to A38 links to M6 motorway and Birmingham International Airport.

Leisure facilities are provided with The Edgbaston Priory Tennis and Squash club-host to prestigious tennis events, Edgbaston Golf club nearby, with world renowned Edgbaston cricket ground the home of international cricket tournaments.

Entrance Hall

Ceiling light point, phone intercom, storage, double opening doors into living room and doors to kitchen and WC.

Kitchen

Refitted kitchen with range of wall and base mounted storage, roll worktop surfaces, inset sink with draining area and matt black mixer tap above, ceiling light point, power points-including with USB ports, 'Vaillant' boiler, plumbing for washing machine, integrated appliances of 'Siemens' four ring gas hob, with 'Siemens' oven below and an extractor hood above, 'Siemens' fridge with freezer below.

Living Room

Large picture double glazed window, three radiators, power points, carpeted, ceiling light point, ceiling coving opening to:

Dining Room

Double glazed window, power point complete with USB port, radiator, carpeted, ceiling light point, network point.

Inner Hallway

Ceiling light point, carpeted, access to storage and doors into:

Bedroom One

Large double glazed picture windows, radiator, carpeted, power points, ceiling light point fitted wardrobes and dressing table.

Bedroom Two

Double glazed picture window, carpeted, radiator, ceiling light point, fitted wardrobes, power points.

Shower Room

Contemporary suite of low level WC, floating wash handbasin within vanity unit, corner shower cubicle with niche recess, matt Black fittings of rain shower head and hand held hose, ceiling flush light, wall mounted heated towel rail, obscure double glazed window, fully tiled.

WC

Low level WC, wash hand basin with mixer tap above, double glazed window, ceiling flush light, radiator, partly tiled.

Garage En Bloc

Up and over door

Details

Tenure: Leasehold

EPC: C

Council Tax Band: D

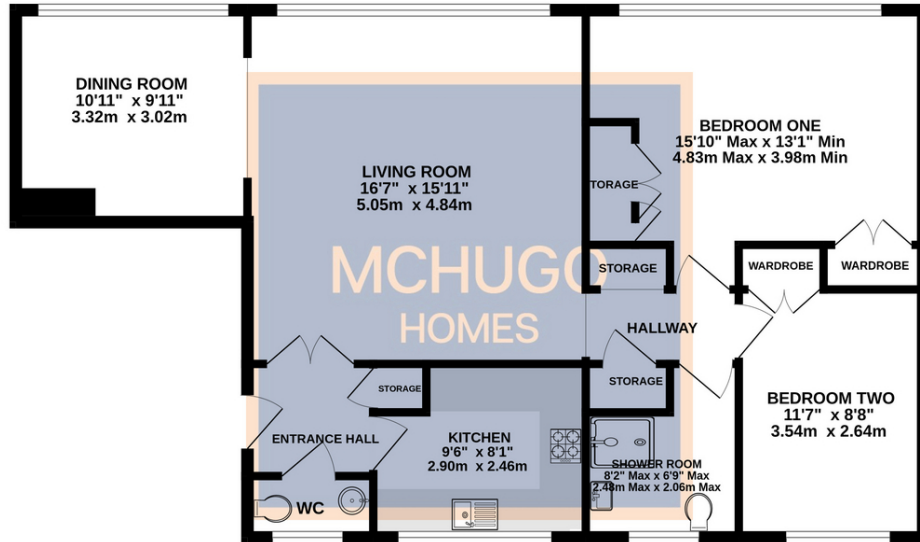
Lease: Until 15th March 2959

Service Charges: £2600 per annum, reviewed annually

Ground Rent:

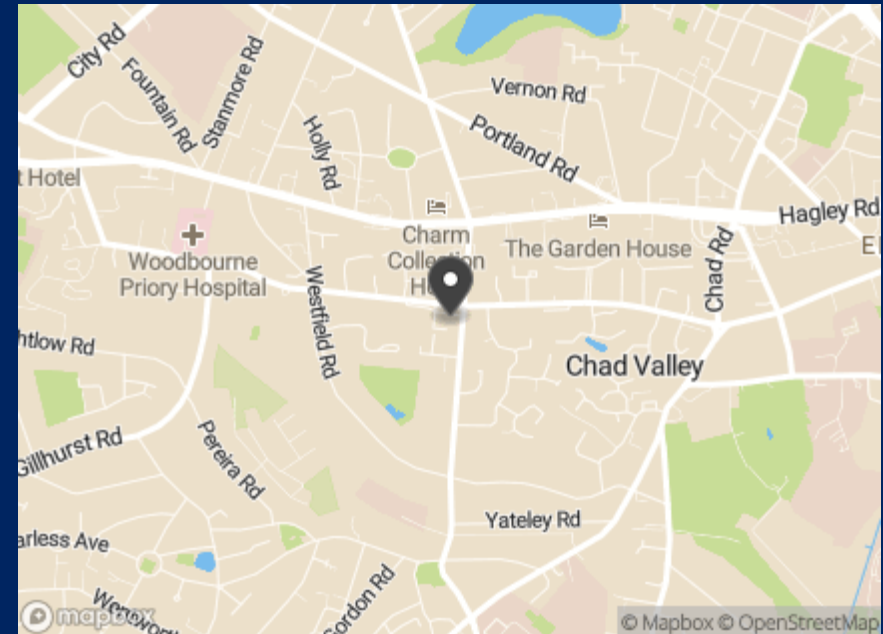


GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA - 887 sq.ft. (82.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



McHugo Homes

www.mchughohomes.co.uk | 0121 5170251