



Buckingham Mews, Sutton Coldfield, B73

£230,000

- Two Bedroom End-Terraced Property
- Convenient Location Close To Sutton Coldfield Town Centre & Boldmere High Street
- No Upward Chain
- Ideal For First Time Buyers, Investors & Downsizers
- Garage & Communal Gardens





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DESCRIPTION

Not quite as large as Buckingham Palace, but considerably better value for money! This beautifully presented two bedroom end terrace property comes to the market with a range of attractive features, from the spacious living/dining room through to the two generous double bedrooms and excellent presentation throughout. Offering no upward chain, the property comprises a kitchen and spacious living/dining room to the ground floor whilst to the first floor are two generous double bedrooms and an attractive bathroom. There is also a garage and spacious communal gardens to the rear ideal for playing or relaxing. Located just a 10 minute walk from both Sutton Coldfield Town Centre and Boldmere High Street whilst only 5 extra minutes walking to both Sutton Coldfield & Wylde Green train stations and the historic and well-renowned Sutton Park with 'outstanding' Primary and Secondary schools also within a 20 minute walk. Offering all the benefits of a house for apartment-level prices, we are expecting this property to be a popular one, so we thoroughly advise booking in your viewing at your earliest convenience.

ACCOMMODATION

ENTRANCE HALL

A front facing composite door with double glazed panels inset opens to an entrance hall fitted with a wood effect flooring and a radiator. There is also a useful storage cupboard.

KITCHEN 11' 0" x 7' 7" (3.35m x 2.30m)

A contemporary kitchen is fitted with a range of matching base cabinets and wall units whilst a stainless steel sink with mixer tap is set into the wood effect work surface with tiled splashback. There is a tiled floor, front facing UPVC double glazed window recessed ceiling spotlights. The kitchen has an integrated refrigerator/freezer, integrated oven with four ring gas hob set into the work surface and extractor hood above with space for two further appliances.

LIVING ROOM 20' 1" x 11' 11" (6.13m x 3.64m)

A very generous living room is fitted with a full width rear facing UPVC double glazed exterior door leading out to the communal gardens with rear facing UPVC double glazing to either side. The wood effect flooring continues through from the entrance hall and a staircase leads up to the first floor accommodation.

LANDING

The first floor landing is fitted with an airing cupboard and doors leading off to each of the accommodation.

MASTER BEDROOM 13' 4" (max into robes) x 11' 11" (4.07m (max into robes) x 3.64m)

A generous Master bedroom is fitted with built in wardrobes, a radiator and full width rear facing UPVC double glazed window overlooking the communal gardens.

BEDROOM TWO 12' 6" (max into robes) x 10' 0" (3.81m (max into robes) x 3.06m)

A second double bedroom is fitted with built in wardrobes, a radiator and full width front facing UPVC double glazed window.



BATHROOM

The bathroom is fitted with a white suite, comprising a low level flush WC, wash-hand basin with chrome mixer tap set into a base unit and panelled bath with chrome mixer tap and shower over. The walls are partially tiled whilst there is a wood effect flooring, wall mounted chrome heated towel rail and skylight allowing plenty of natural light to flood the room.

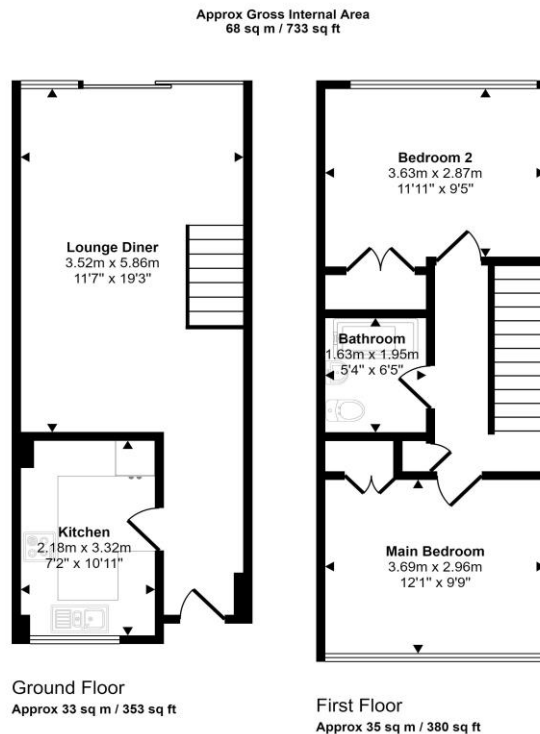
EXTERIOR

The property sits on an attractive plot, with a lawned frontage and slab paved pathway leading up to the front door. To the rear is a large communal garden laid to lawn with mature trees and shrubs to the perimeters.

TENURE

The property is freehold, however the communal gardens are commonhold and there is a maintenance charge for the upkeep of the estate for 2023 of two instalments of £100.





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.

Tenure: Freehold **Local Authority & Council Tax Band:** / B

Services: We understand the property to be connected to mains gas, electricity, water and drainage.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		