



Connells

Buckingham Mews
SUTTON COLDFIELD

Buckingham Mews SUTTON COLDFIELD B73 5PR

for sale offers in excess of
£300,000



Property Description

A 3 bedroom, 3 story end terraced home located close to the heart of Sutton Town Centre. Having easy access to main rail and road links, shopping amenities and good school catchments. Conveniently tucked away at the end of a cul-de-sac. Having flexible living comprising a ground floor bedroom with en-suite shower room. Excellent for a teenager or elderly relative. There is a family lounge with balcony overlooking the communal gardens and refitted kitchen on the first floor and there are 2 double bedrooms and a refitted bathroom to the 2nd floor. The property benefits from an integral garage and driveway. The home has communal gardens to front, side and rear.

Entrance Hall

Having composite door to the front giving access to the reception hallway, radiator to wall, pedestrian door gives access into the garage, tiled flooring, door off to the cloaks cupboard, cupboard to wall housing the boiler and stairs lead to the first floor landing and door to the ground floor bedroom three.

Ground Floor Bedroom Three

11' 11" x 8' 6" (3.63m x 2.59m)

Having double glazed French doors leading to the garden, spotlight to ceiling, radiator to wall and tiled flooring. This room is currently used as a Hairdressers room - working from home, upon exchanging and completion will be transferred back into a bedroom only. Door gives access into the en-suite shower room.

En-Suite Shower Room

Having shower cubicle, pedestal wash hand basin, low level flush W/C, part tiled and extractor fan.

First Floor Landing

Door gives access into the Lounge Diner.

Lounge Diner

22' 10" x 11' 10" MAX TO INCLUDE THE STAIRS (6.96m x 3.61m MAX TO INCLUDE THE STAIRS)

Having double glazed sliding patio doors leading out onto the balcony, two radiators, TV aerial point, coving to ceiling, feature electric fire and feature media wall with shelving. Stairs lead to the second floor landing and door gives access to the refitted kitchen.

Balcony

Having a sitting area overlooking the communal gardens.

Refitted Kitchen

11' 9" x 8' 7" (3.58m x 2.62m)

Briefly comprising a modern refitted kitchen, having fitted base units with work surfaces over, fitted matching wall units, double glazed window to the front, stainless steel sink and drainer unit with mixer tap over, cupboards under, decorative splash back tiling, built-in wine rack, integrated induction hob, integrated electric double oven, spotlights to ceiling, space for a fridge freezer, breakfast bar area and wood effect flooring.

Second Floor Landing

Having doors off to the two bedrooms and the family bathroom.

Bedroom One

9' 9" x 9' 11" (2.97m x 3.02m)

Having double glazed window to the rear overlooking the communal gardens, laminate flooring, radiator to wall, built-in wardrobes, bedside cabinet and cupboards over bed area.

Bedroom Two

11' 10" x 10' 10" (3.61m x 3.30m)

Having double glazed window to the front, radiator to wall and built-in double wardrobe with cupboard over.

Family Bathroom

Briefly comprising a panelled bath with mixer tap over, rainfall and hand held shower, vanity wash hand basin, low level flush W/C, wall mounted heated towel rail radiator, feature ceiling window and display store recess.

Outside Front

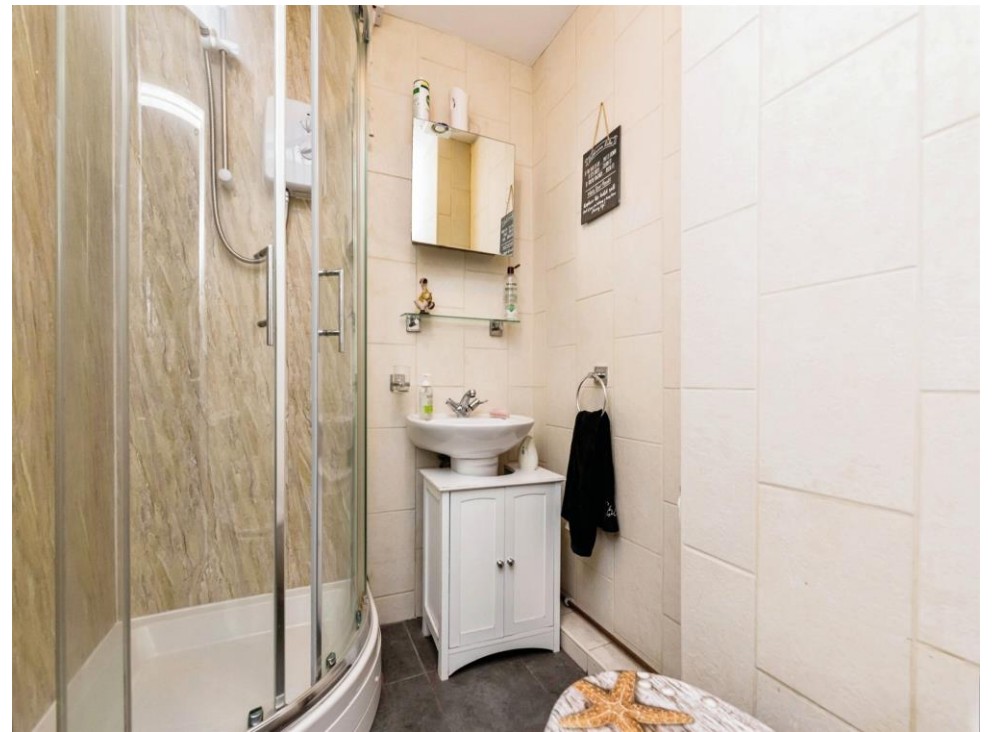
Having driveway providing off road parking, access to the communal gardens to the side and to the rear of the property.

Garage

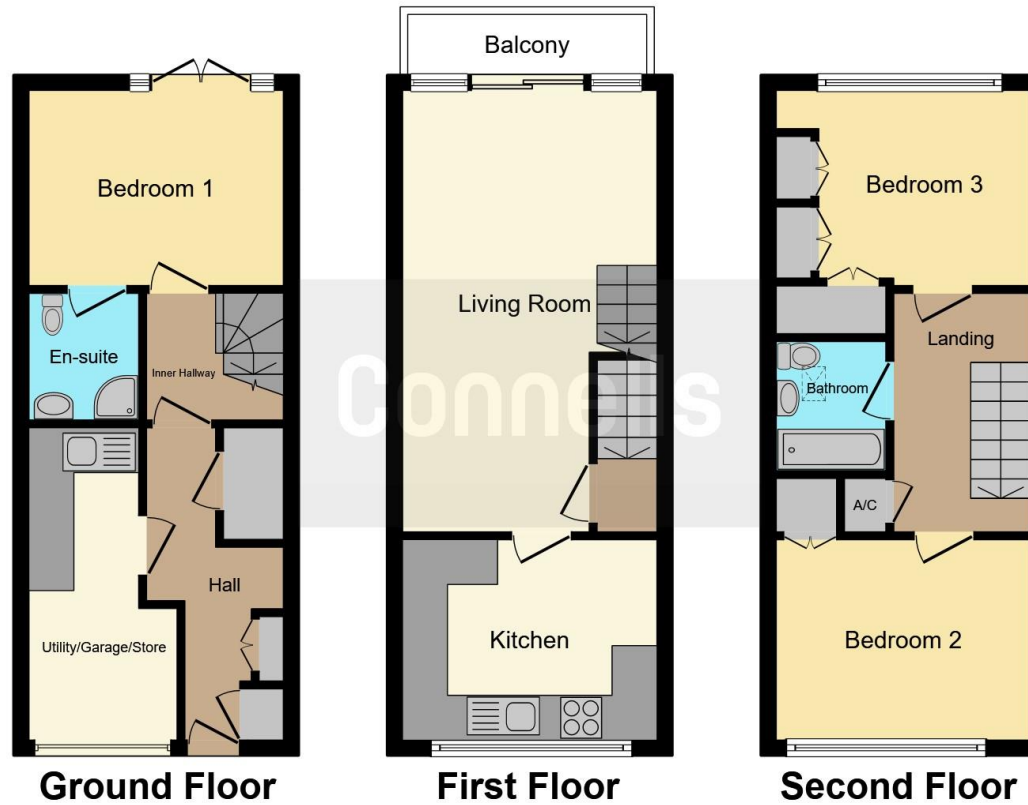
16' 1" x 5' 2" MAX (4.90m x 1.57m MAX)

Having power and lighting, up and over door, base units to wall units, space and plumbing for a washing machine, sink unit and mixer tap. Please be advised the garage is a restricted space and anybody wishing to park any vehicle will need to check the measurements prior to entering any legal commitment to exchange contracts.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/SCO309857



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