



Connells

Buckingham Mews
Sutton Coldfield



Property Description

A stunningly presented 2 bedroom home in the heart of Sutton Coldfield, being recently refurbished throughout with recently refurbished kitchen together with appliances, as well as plumbing and heating throughout. With excellent main road access and a short distance from local train stations, as well as being in a much sought after catchment areas for primary and secondary schools, This property is in a great location. Inside the property features a good sized, modern kitchen with breakfast bar and ample storage space, leading through into a generous living/dining space at the rear, with large patio doors leading out to the gardens. Upstairs features 2 great sized bedrooms, both with storage space and a modern family bathroom. The property also comes with allocated garage en block. VIEWINGS HIGHLY RECOMMENDED

Entrance

A private pathway leads to the property and the property is accessed via a PVC front door which leads through to the kitchen area.

Kitchen

11' 10" x 9' 7" (3.61m x 2.92m)

A recently refitted kitchen briefly comprising built-in fridge/freezer, space and plumbing for a washing machine, induction hob and over hob hood, breakfast bar island and radiator to wall. Door leads to family lounge/diner.

Family Lounge/Diner

19' 6" x 11' 10" (5.94m x 3.61m)

Having radiator to wall, patio doors lead to the rear garden, door to kitchen, stairs lead to the first floor.

First Floor Landing

Doors lead to bedrooms 1 and 2.

Bedroom 1

12' to recess x 11' 10" (3.66m to recess x 3.61m)

A front facing bedroom, radiator to wall, within the recess there is space for a wardrobe.

Bedroom 2

12' to recess x 11' 10" (3.66m to recess x 3.61m)

A rear facing bedroom, radiator to wall,

Bathroom

Comprising a bath with overhead shower facility, skylight letting in extra light, low level flush WC, hand wash basin and radiator to wall.

Communal Rear Garden

A shared garden for the three properties, garden laid to lawn.

Garage En Block

An allocated garage en block.

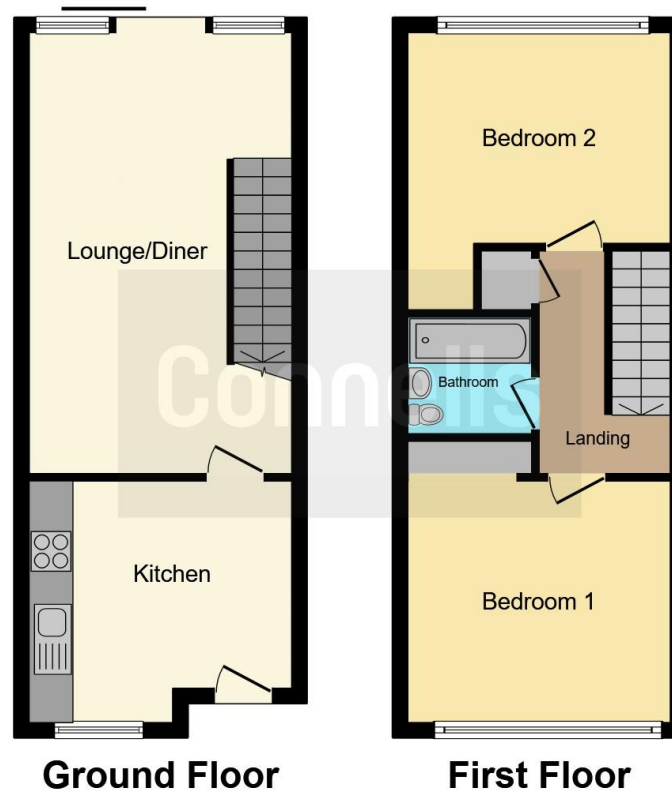
Agent's Note

Management fee - £200 p.a









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SCO310934



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO310934 - 0003