



Buckingham Mews,
Sutton Coldfield, B73 5PR

Offers in Excess of £300,000

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Ideally situated for the nearby shopping centres at Boldmere, Wylde Green and Sutton Coldfield this superbly located well presented three storey townhouse offers an enviable opportunity for buyers. Set within close proximity of many sought after schools the property benefits from a superior local transport network.

Accessed via a welcoming hall the accommodation on offer includes a ground floor bedroom with en-suite shower room and garage/store with utility. To the first floor there is a generous lounge dining room with balcony off and a modern breakfast kitchen.

The top floor offers two double bedrooms with built in storage and an attractive bathroom with skylight window. Outside there is off road parking and secure access to the communal rear gardens with the property retaining a share of the freehold.





Property Specification

SUPERBLY LOCATED WELL PRESENTED THREE STOREY TOWNHOUSE
THREE BEDROOMS INCLUDING GROUND FLOOR WITH EN-SUITE SHOWER ROOM
CLOSE PROXIMITY TO DESIRABLE SHOPS AND SCHOOLS
EXCELLENT LOCAL TRANSPORT NETWORK

Lounge 4.93m (16'2") x 3.84m (12'7")

Pantry 1.45m (4'9") x 1.39m (4'7")

Dining Room 4.09m (13'5") x 3.94m (12'11") max

Breakfast Area 4.09m (13'5") x 2.77m (9'1")

Kitchen 2.87m (9'5") x 2.77m (9'1")

Study 3.25m (10'8") x 2.87m (9'5")

Bedroom 2 5.09m (16'8") x 3.84m (12'7")

Bedroom 4 3.89m (12'9") x 2.31m (7'7")

Bedroom 1 4.18m (13'8") max x 4.09m (13'5")

Bedroom 3 3.40m (11'2") x 2.77m (9'1")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 14th September 2023

Viewer's Note:

Services connected: Gas, Water, Electricity, Mains drainage
Council tax band: C
Tenure: Freehold
Other Charges:

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

