



Paget Mews, Springfield Road,
Sutton Coldfield, B76 2SJ

£225,000

Sutton Coldfield

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Step into this delightful two bedroom mid terrace property, perfectly suited for those embarking on their first step onto the property ladder or someone looking to downsize.

Situated in the charming location of Sutton Coldfield, this home boasts an open plan lounge with a refitted breakfast kitchen, two good sized bedrooms, and a family bathroom.

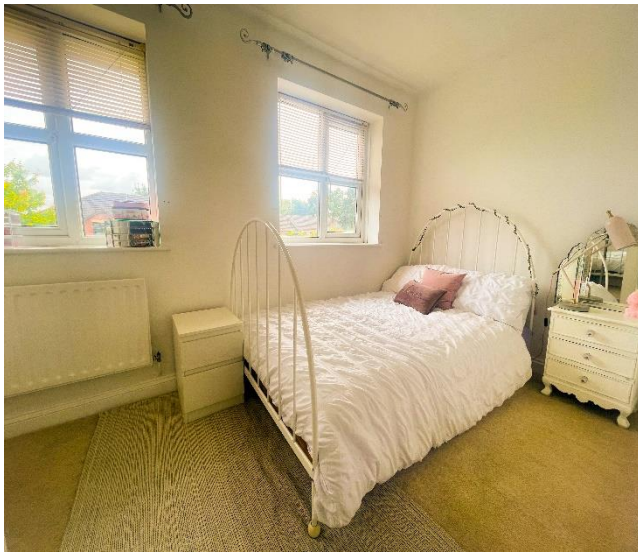
The private rear garden offers a peaceful retreat for those looking to unwind after a long day.

Conveniently located near transport links to Sutton Coldfield, Birmingham city centre, and the M42, as well as local shops and amenities, this property promises both comfort and convenience for its lucky new owners.

With allocated parking to the front and additional visitor parking, this property is an excellent choice for first time buyers seeking a cozy and well-maintained abode.

Don't miss out on the opportunity to view - book your viewing today and start your journey towards homeownership.





Property Specification

MID TERRACE
OPEN PLAN LOUNGE
REFITTED BRAKFAST KITCHEN
TWO GOOD SIZED BEDROOMS
MODERN BATHROOM

Lounge 4.48m (14'8") x 3.87m (12'8")

Kitchen/Diner 3.87m (12'8") x 3.16m (10'4")

Bedroom 1 3.87m (12'8") x 3.61m (11'10")

Bedroom 2 3.87m (12'8") x 2.63m (8'7")

Bathroom 1.86m (6'1") x 1.83m (6')

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 2024

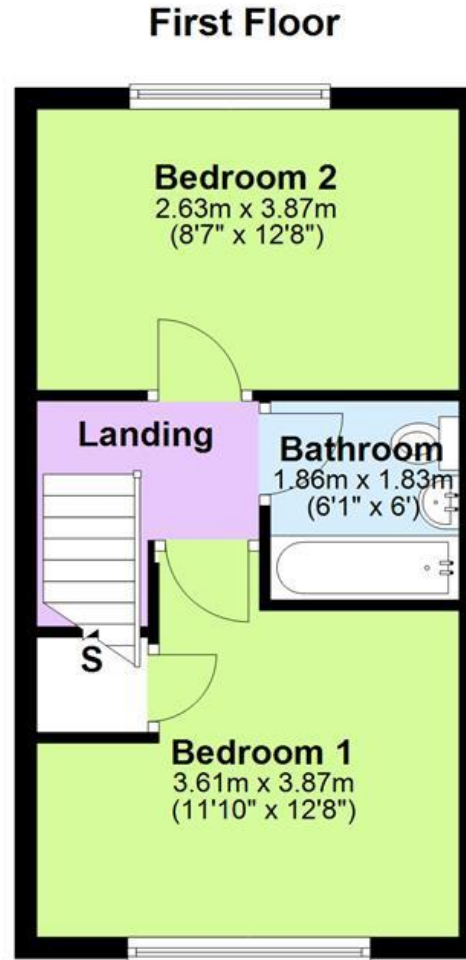
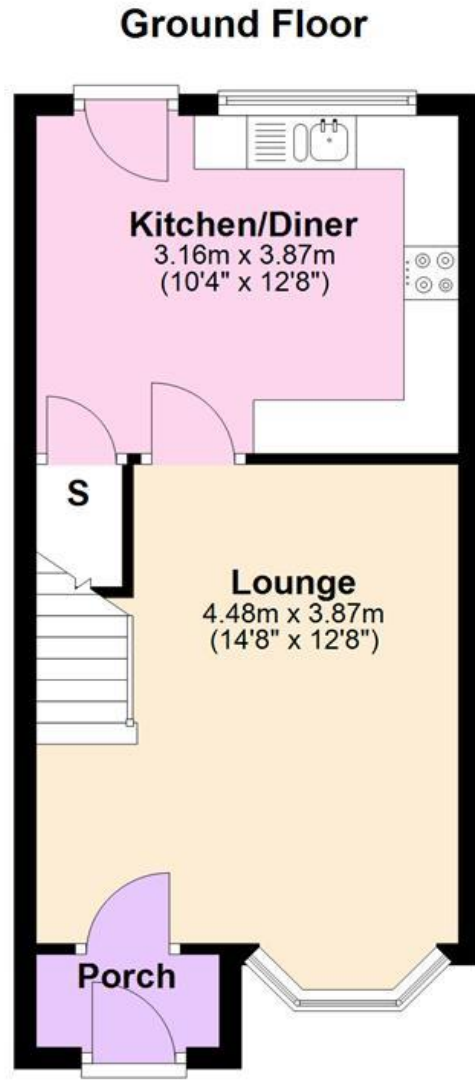
Viewer's Note:

Services connected: Electric, gas, water & septic tank
Council tax band: C

Tenure: Leasehold 999 years from December, 1993
Ground Rent: £75 per annum
Service Charge: £595 per annum

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		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

