

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk



- Well presented home
- Spacious open plan lounge/dining room
- Fitted kitchen
- Two double bedrooms
- Family Bathroom
- Enclosed shared rear garden
- Separate garage providing additional storage
- Ideal for first time buyers, downsizers or investors
- No Chain



BUCKINGHAM MEWS, SUTTON COLDFIELD, B73 5PR - OFFERS AROUND £195,000

Situated in a pleasant residential location, this well presented home is approached via a paved pathway with a lawned fore garden, offering an attractive first impression. Internally, the property provides well proportioned accommodation arranged over two floors, ideal for first time buyers, downsizers or investors alike. The ground floor features a fitted kitchen to the front and a spacious open plan lounge/dining room to the rear with direct access to the garden, creating a practical and sociable living space. To the first floor are two generous bedrooms with built in wardrobes and a family bathroom, while externally the property benefits from a shared rear garden, and separate garage.

Accessed via a paved pathway with a lawned fore garden leading to:

HALL: The property is approached through an opening front door with a glass window above, radiator and laminate flooring, providing access to:

KITCHEN: 10'11" x 7'01" PVC double glazed window to the front. Fitted with a stainless steel sink and drainer unit set into roll top work surfaces with matching base and wall units and drawers. Integrated oven with four ring gas hob and extractor hood over, space for washing machine and fridge freezer, tiled splashbacks and laminate flooring.

OPEN PLAN LOUNGE/DINING ROOM: 11'11" x 19'07" A spacious and versatile reception area with PVC double glazed window and PVC double glazed door to the rear garden, two radiators, laminate flooring and stairs rising to the first floor landing.

FIRST FLOOR LANDING: Door to storage cupboard and further doors leading to:

BEDROOM ONE: 11'10" x 9'10" PVC double glazed window to the front, radiator and built in wardrobe.

BEDROOM TWO: 11'11" x 10'00" PVC double glazed window to the rear, radiator and built in wardrobe.

BATHROOM: Skylight window, panelled bath with electric shower over, low flushing WC, hand wash basin, tiled surround, radiator and laminate flooring.

REAR GARDEN: Shared enclosed rear garden mainly laid to lawn with trees and shrubs to the rear, shed and potential to create a patio or decking seating area.

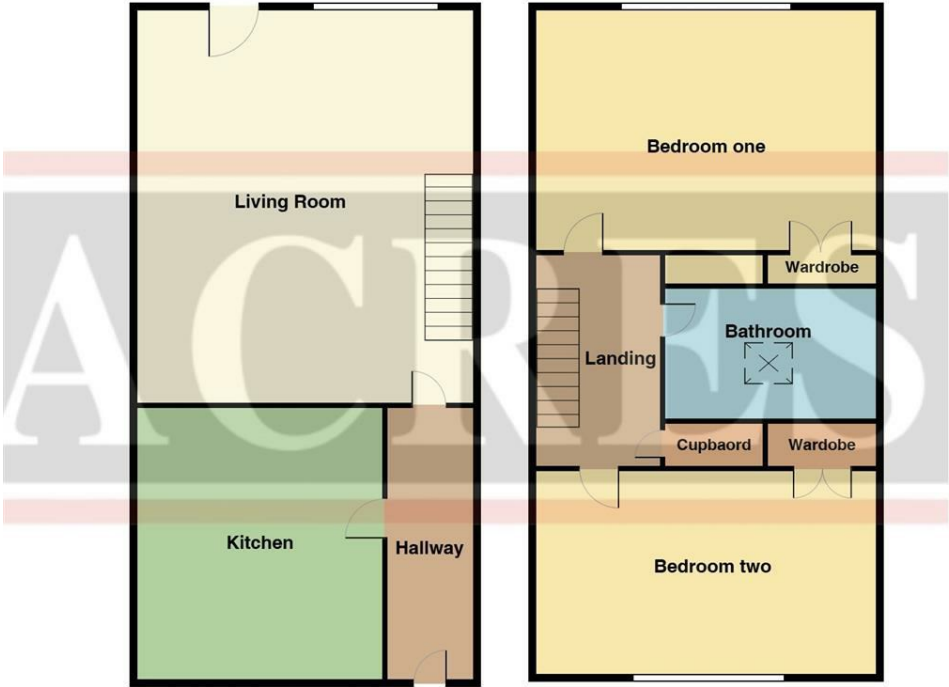
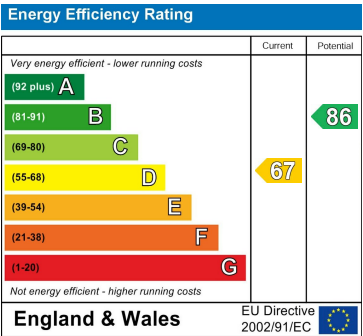
SEPARATE GARAGE: Providing additional storage. (Please check the suitability of this garage for your own vehicle)



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 321 2101



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.