

# Cottons

CHARTERED SURVEYORS

21 Buckingham Mews, Sutton  
Coldfield, B73 5PR

**£225,000**



- TWO BEDROOMS
- NO UPWARD CHAIN
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- MODERN FITTED KITCHEN
- EPC RATING D/ COUNCIL TAX BAND B
- GARAGE IN ADJACENT BLOCK

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
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A modern mid-terraced townhouse providing well laid out accommodation which includes two bedrooms and benefits from UPVC double glazed windows, gas fired central heating, modern kitchen and Bathroom fittings and a lockup garage located in an adjacent block. The property is located in a cul de sac, which leads directly off Jockey Road, (A453) and forms part of a popular and highly regarded residential area conveniently within approximately ¾ mile from Sutton Park (Boldmere Gate entrance) and a similar distance from both Boldmere High street and Sutton Coldfield Town Centre, providing access to a wide range of retail amenities, bars and restaurants. EPC Rating D

**Property Tenure**

Freehold

**Council Tax Band**

B

**Fixtures and Fittings**

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

**ACCOMMODATION**

**Ground Floor**

**Entrance Hallway** 9' 7" x 4' 4" (2.91m x 1.32m)

**Lounge** 20' 3" x 11' 11" (6.17m x 3.63m)

Having gas fired central heating radiator and double glazed patio doors to rear garden.

**Kitchen** 10' 9" x 7' 2" (3.28m x 2.18m)

Having a range of modern matching wall and base units, built in oven and hob, integral fridge freezer, Single drainer sink unit, Upvc double glazed window to front.

**First Floor**

**Landing**

**Bedroom 1** 10' 0" x 11' 11" (3.04m x 3.64m)

Having built in wardrobe, gas fired central heating radiator and double glazed window

**Bedroom 2** 9' 5" x 11' 11" (2.88m x 3.64m)

Having gas fired central heating radiator and double glazed window and built in wardrobe

**Bathroom Room** 8' 11" x 5' 7" (2.73m x 1.69m)

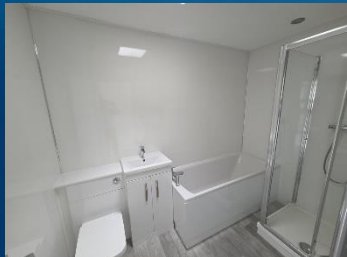
Having skylight, towel heater, panel bath, wash basin, wc and separate shower cubicle.

**Outside**

Front - Lawned Garden Rear - Communal Lawned Garden

**Garage**

Lock up garage situated directly opposite



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