

## 16 Buckingham Mews, Sutton Coldfield

- Exceptionally well located end townhouse
  - Two double bedrooms
  - Expensively refitted kitchen
    - Garage
- Superb and convenient location
  - Luxury bathroom
  - Pleasant gardens
- Viewing strongly recommended

**£225,000**

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HERE TO GET *you* THERE



Very well presented and well maintained throughout, this very spacious two bedroomed freehold townhouse is wonderfully tucked away in an enviable location in this convenient cul-de-sac, within walking distance of Sutton Coldfield town central and Sutton Park.

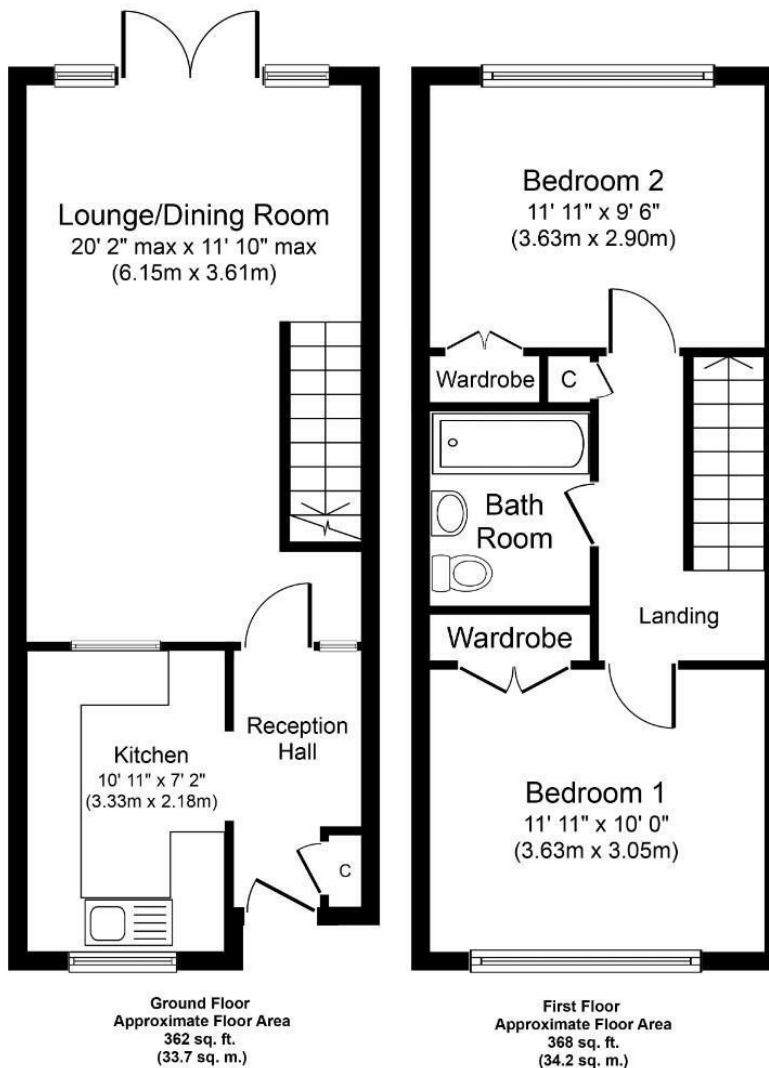
Exceptionally well presented, the gas centrally heated, double glazed accommodation briefly comprises; reception hall having useful storage cupboard, fitted kitchen having a comprehensive range of refitted units and combi boiler, lounge/dining room opening to and overlooking the garden with parquet flooring and stairs leading to 1st floor, 2 double bedrooms - both with built-in wardrobes, bathroom having a refitted white suite and walk in shower, garage in separate block and communal gardens to front and rear and enjoying a private and much very much sought after position in this lovely cul-de-sac which must be seen.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

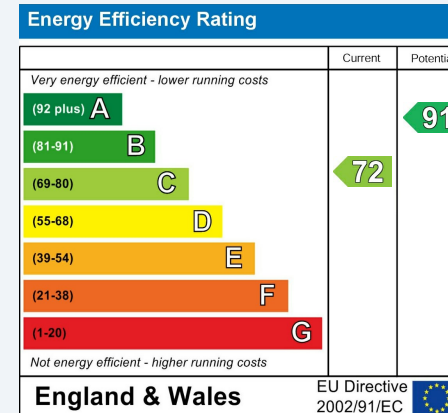
## Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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