

- 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)

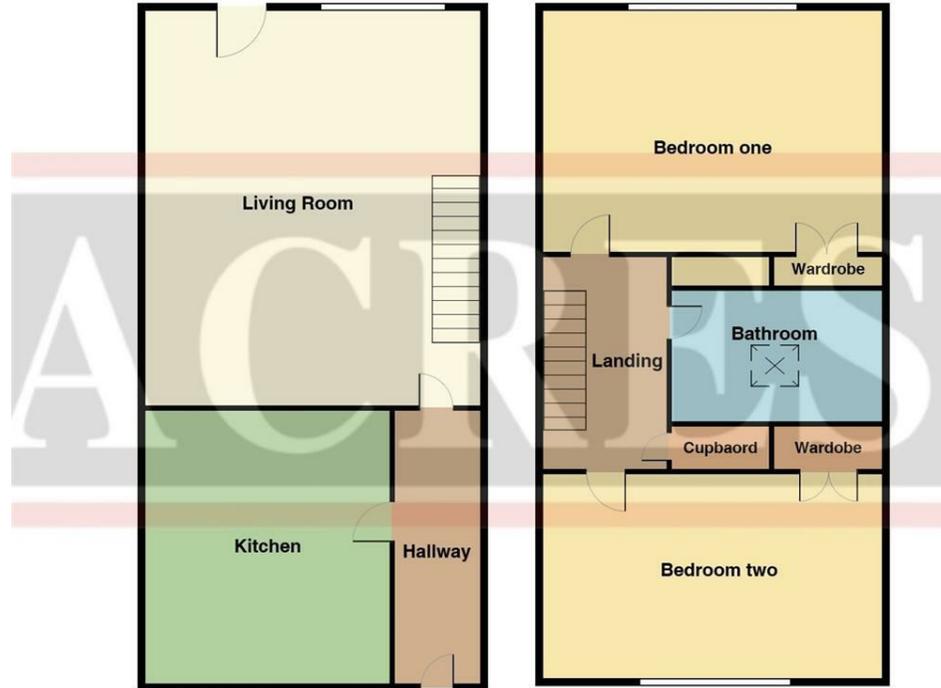


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B **COUNCIL:**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for purpose, or within the ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.