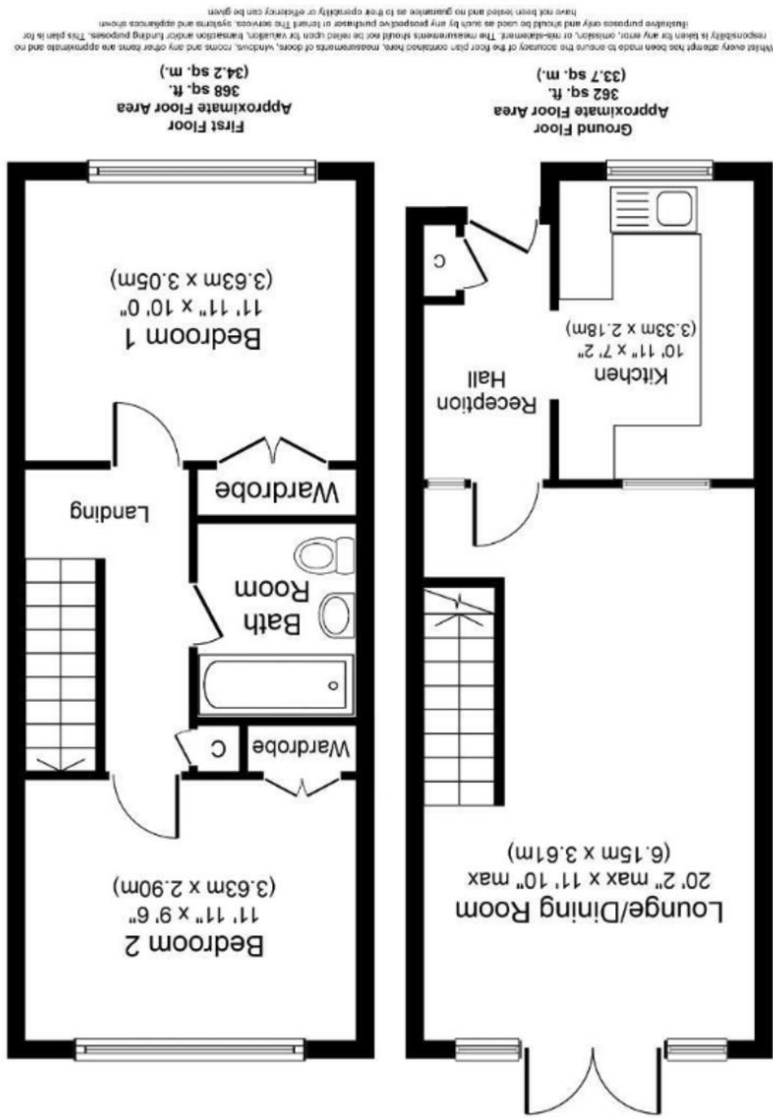
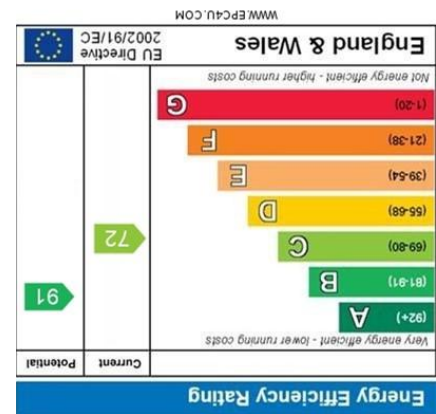


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE**



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- TWO BEDROOM END OF TERRACE HOME
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- TOWN CENTRE LOCATION
- COMMUNAL GARDEN
- LUXURY BATHROOM

Buckingham Mews, Sutton Coldfield, Birmingham, B73 5PR

£225,000





## Property Description

We are thrilled to present this end of terrace property, currently listed for sale. The property is in a neutrally decorated condition, offering a blank canvas for the new owners to make their mark. The house consists of two well-proportioned bedrooms, a single bathroom, a cosy reception room, and a functional kitchen. Each room in the property has been meticulously maintained, providing a comfortable and inviting living environment. The property's location is one of its most appealing features. It boasts excellent public transport links, making commuting effortless. For those with children, the nearby schools are a significant advantage, ensuring your little ones don't have to travel far for a quality education. The presence of local amenities further enhances the convenience of this location, providing everything you need right at your doorstep. This property is ideal for families and couples alike. The layout and space allocation provide a perfect balance of private and shared spaces, making it a great choice for those looking to start a family or for couples seeking a comfortable living space.

In summary, this end of terrace property offers a perfect blend of comfort, convenience, and potential. Whether you're looking for your first home or planning to relocate, this property could be the perfect match. Don't miss out on this opportunity to own a home in a highly sought-after location.

**RECEPTION HALL** 9' 7" x 4' 4" (2.92m x 1.32m) Providing access to kitchen and lounge/dining room.

**KITCHEN** 10' 11" x 7' 2" (3.33m x 2.18m) Having a range of wall and base units, double glazed window, cooker, ceiling light and power points.

**LOUNGE/DINING ROOM** 20' 2" x 11' 10" (6.15m x 3.61m) Having two double glazed windows, double glazed double French doors, radiator, ceiling light and power points.

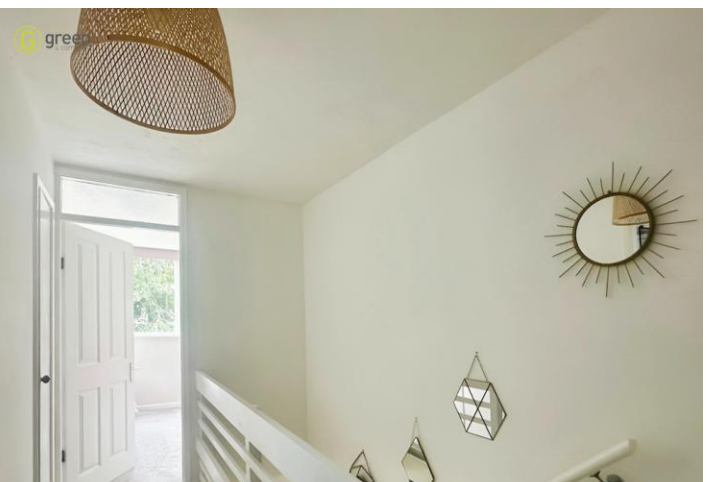
**LANDING** Providing access to both bedrooms and family bathroom.

**BEDROOM ONE** 11' 11" x 10' (3.63m x 3.05m) Having double glazed window, radiator, ceiling light and power points.

**BEDROOM TWO** 11' 11" x 9' 6" (3.63m x 2.9m) Having double glazed window, radiator, ceiling light and power points.

**BATHROOM** 6' 6" x 5' 6" (1.98m x 1.68m) Tiled throughout and having low level wc, walk in double shower, wash basin and ceiling light.

**AGENTS NOTE** Optional £16 a month charge to pay for gardens to be maintained fortnightly in spring/summer.



Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice likely available for EE, O2 and Vodafone, limited for Three and data likely available for EE and limited for Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991