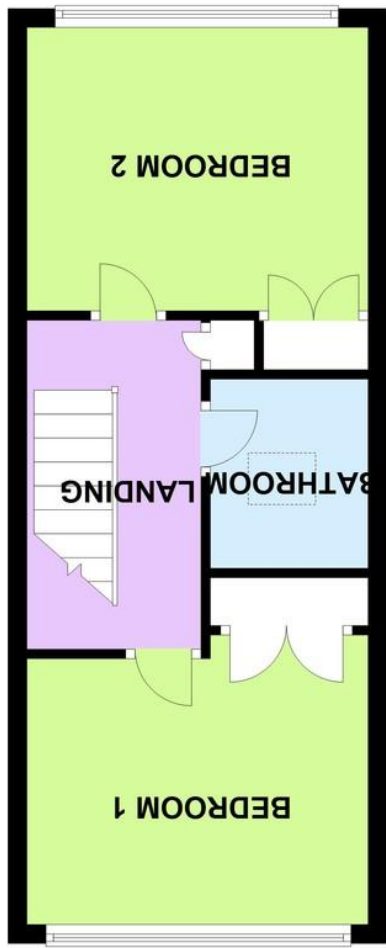
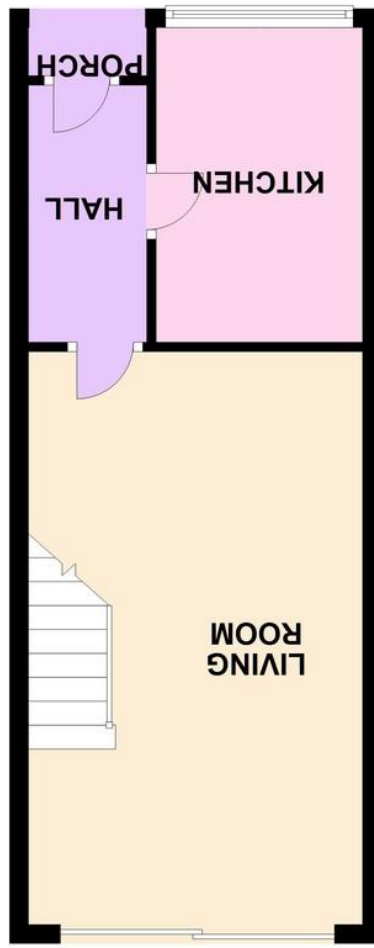


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



FIRST FLOOR



GROUND FLOOR

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.

| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |
|---|---|---|---|
| Very energy efficient - lower running costs | Not environmentally friendly - higher CO ₂ emissions | Very energy efficient - lower running costs | Not environmentally friendly - higher CO ₂ emissions |
| A (92-100) | G (1-20) | A (92-100) | G (1-20) |
| B (81-91) | F (21-30) | B (81-91) | F (21-30) |
| C (69-80) | E (31-40) | C (69-80) | E (31-40) |
| D (55-68) | D (41-54) | D (55-68) | D (41-54) |
| E (39-54) | C (55-68) | E (39-54) | C (55-68) |
| F (21-30) | B (69-80) | F (21-30) | B (69-80) |
| G (1-20) | A (92-100) | G (1-20) | A (92-100) |
| Current | Potential | Current | Potential |
| 87 | 86 | 62 | 57 |

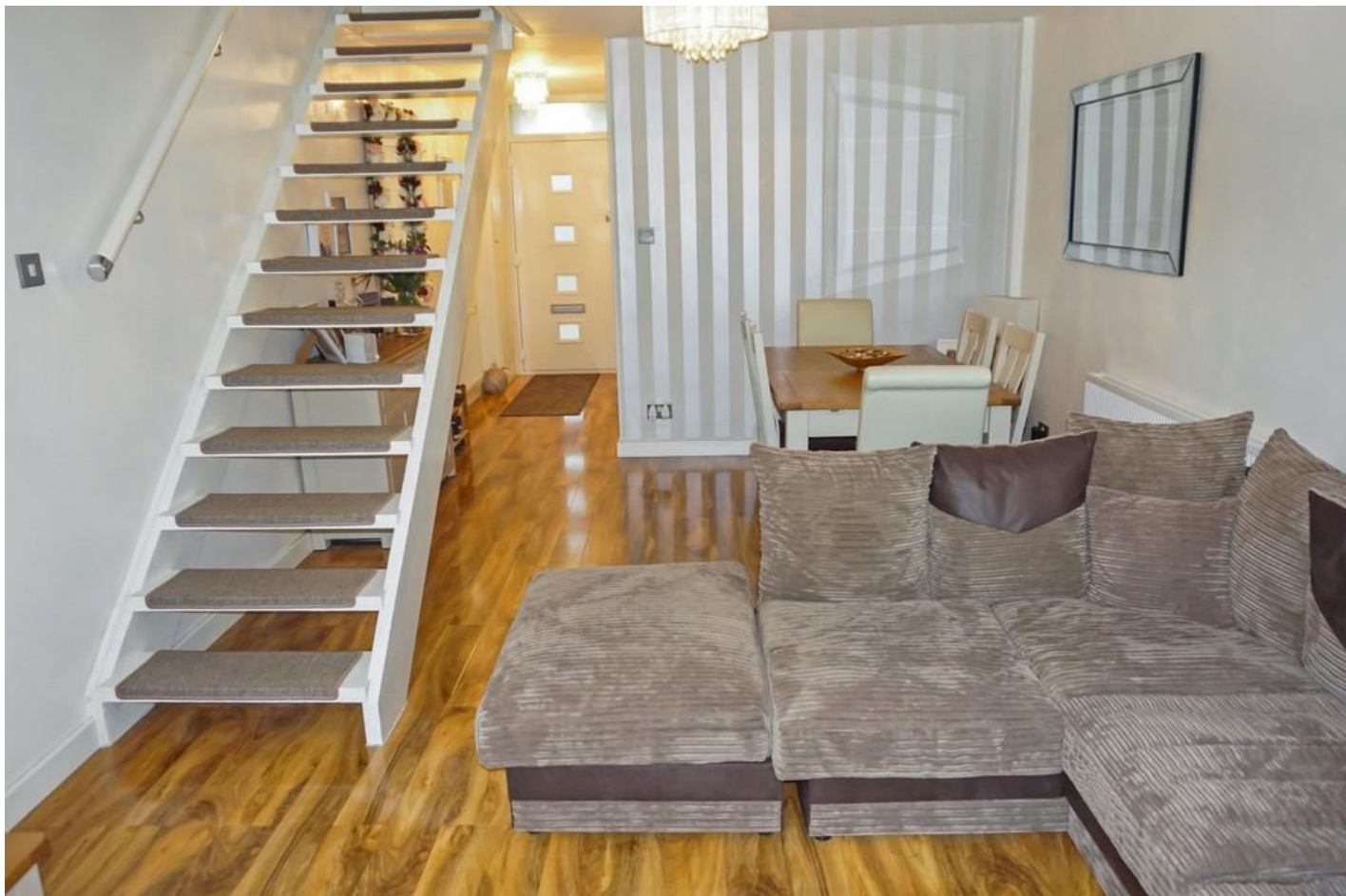
Boldmere | 0121 321 3991



- MODERN STYLE END TOWNHOUSE
- TWO DOUBLE BEDROOMS
- REFITTED KITCHEN AND BATHROOM
- GARAGE EN BLOC
- POPULAR RESIDENTIAL LOCATION
- INTERNAL VIEWING HIGHLY RECOMMENDED

Buckingham Mews, Boldmere,
Sutton Coldfield, B73 5PR

£210,000



Property Description

POPULAR RESIDENTIAL LOCATION

This well presented modern style two bedroomed townhouse occupies a popular residential location off Jockey Road, close to local amenities including shops, bars and restaurants in Boldmere and Wyld Green, with local schools in the vicinity and public transport on hand.

The accommodation briefly comprises: lounge/dining room, modern fitted kitchen, two double bedrooms and bathroom.

Outside to the front the property is set behind a lawned fore garden with gated access to a communal garden to the rear.

INTERNAL VIEWING RECOMMENDED

RECESSED PORCH Giving access to:

ENTRANCE HALL Approached via double glazed entrance door with high gloss laminate flooring, radiator, door to:

LOUNGE/DINER 20' 0" x 11' 11" (6.1m x 3.63m) Having high gloss laminate flooring, two radiators, open staircase leading off to first floor accommodation, double glazed sliding door giving access to communal garden.

KITCHEN 10' 11" x 7' 2" (3.33m x 2.18m) Having a range of high gloss wall and base units with work surface incorporating inset sink with mixer tap and tiled splashback surround, gas hob, extractor hood with electric cooker below, integrated fridge freezer, space and plumbing for washing machine and dishwasher, wall mounted gas central heating boiler, tiled floor, double glazed window to front.

LANDING Having storage cupboard and doors to:

BEDROOM ONE 11' 11" x 10' 0" max" (3.63m x 3.05m) Having double glazed window to rear, radiator, built in wardrobe.

BEDROOM TWO 11' 11" x 9' 10" (3.63m x 3m) Having double glazed window to front, radiator, built in wardrobe, laminate flooring.



BATHROOM Being refitted, having a white suite comprising panelled bath with shower over, vanity wash hand basin with chrome mixer tap and storage beneath, W.C, vertical heated towel rail, skylight window to ceiling.

OUTSIDE To the rear is a communal garden with lawn and borders.

GARAGE (Unmeasured)
Having up and over door to front.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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.

