



Paget Mews, Springfield Road,  
Sutton Coldfield, B76 2SJ

Auction Guide Price £80,000



# Sutton Coldfield

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Welcoming to the market this well presented one bedroom first floor maisonette located on the popular Paget Mews.

Approached via a paved pathway alongside the communal gardens and entered through the properties own entrance.

Upon entry you are welcomed by a landing giving you access to the large lounge/dining room, which benefits from electric storage heaters and double-glazed windows. The kitchen is a modern space with an array of wall and base units, plenty of countertop space, electric hob, oven, sink unit with side drainer and space for suitable fitted appliances. The bedroom is a good-sized room, with built-in storage and views over the frontal gardens.

Externally, the property has a large communal garden with plenty of parking.

Contact us today to book your viewing!

This Property is Being sold by Paul Carr Auction. Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee £6,600 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed.

If you require a copy of these documents, or for further information, please contact the Paul Carr Auction Team.







## Property Specification

EXCELLENT FIRST TIME BUY OR INVESTMENT  
ONE BEDROOM  
FIRST FLOOR MAISONETTE  
COMMUNAL GARDENS  
PARKING

Lounge/Dining Room 4.80m (15'9") x 4.70m (15'5")

Kitchen 2.70m (8'10") x 2.00m (6'7")

Bedroom 1 3.40m (11'2") x 2.70m (8'10")

Bathroom 1.90m (6'3") x 1.80m (5'11")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 15th November 2024

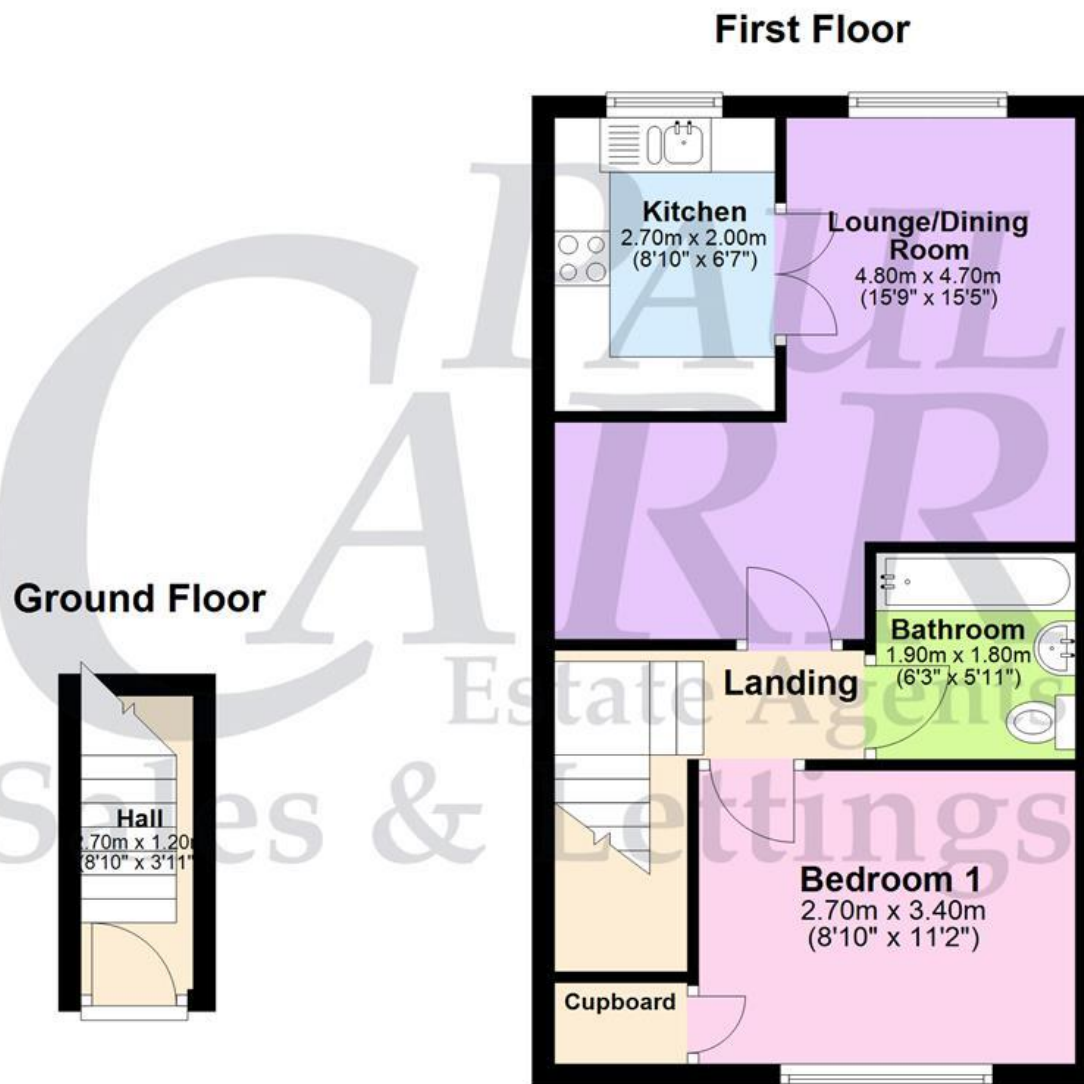
### Viewer's Note:

Services connected: electric, water and drainage  
Council tax band: B

Tenure: Leasehold - 99 years from 25 December 1993  
Service Charge & Ground Rent: £1,284 per annum

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

