

## Wagon lane, Sheldon



**Offers Over £180,000**

Nestled in the vibrant area of Wagon Lane, Sheldon, this brand new apartment offers a perfect blend of modern living and convenience. Built in 2021, this stylish flat spans an impressive 540 square feet, providing ample space for comfortable living.

The apartment features a welcoming reception room, ideal for relaxation or entertaining guests. With two well-proportioned bedrooms, it is perfect for small families, couples, or individuals seeking extra space for a home office or guest room. The contemporary bathroom is designed with modern fixtures, ensuring a pleasant experience for residents.

One of the standout features of this property is its prime location. Situated close to both the airport and the city centre, residents will enjoy easy access to a variety of amenities, including shops, restaurants, and public transport links. This makes it an excellent choice for those who value convenience and connectivity.

Additionally, the apartment comes with parking for one vehicle, a valuable asset in this bustling area. Whether you are a first-time buyer or looking to invest in a rental property, this new build apartment presents a fantastic opportunity to own a piece of modern living in a sought-after location. Don't miss the chance to make this delightful flat your new home.





## Wagon lane, Sheldon

- Apartment Flat
- Impressive Kitchen
- Allocated Communal Parking
- Ideal for First Time Buyers
- Reception Room
- 2 Bedrooms
- Ideal Buy to Let
- Ideal Family Home

### Lounge/Diner

20'9" x 11'1" (6.32m x 3.37m)

Double glazed window to front, laminate flooring, wall mounted electric radiator, ceiling lights, skirting

### Kitchen

8'3" x 11'1" (2.51m x 3.37m)

Laminate flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated cooker and extractor fan, integrated oven, integrated fridge freezer, integrated washing machine and drier, plumbing for white goods

### Bedroom 1

11'5" x 10'2" (3.49m x 3.10m)

Double glazed window to front, carpet flooring, wall mounted electric radiator, skirting, ceiling light

### Bedroom 2

9'5" x 8'6" (2.86m x 2.59m)

Double glazed window to front, carpet flooring, wall mounted electric radiator, skirting, ceiling light,

### Bathroom

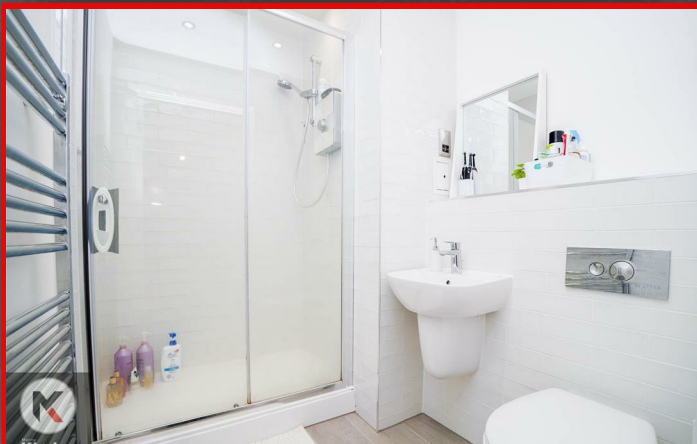
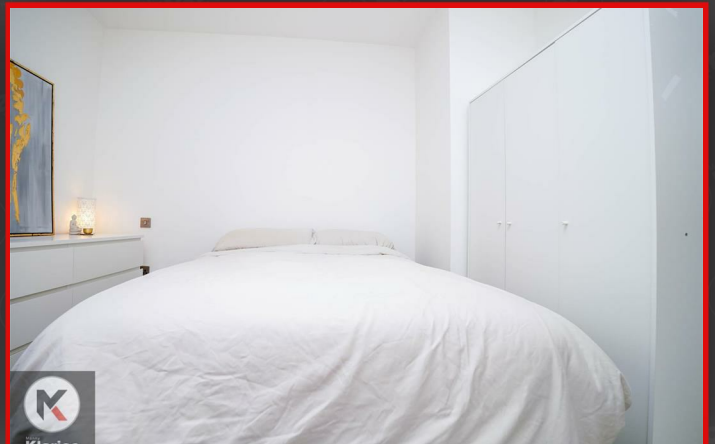
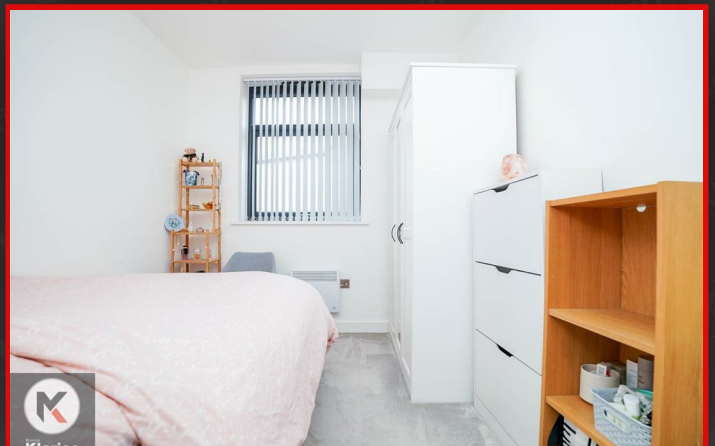
5'9" x 6'8" (1.75m x 2.03m)

Tile flooring, wall tiles, shower unit, wash basin with mixer tap, toilet, heated towel rail, extractor fan

### Directions



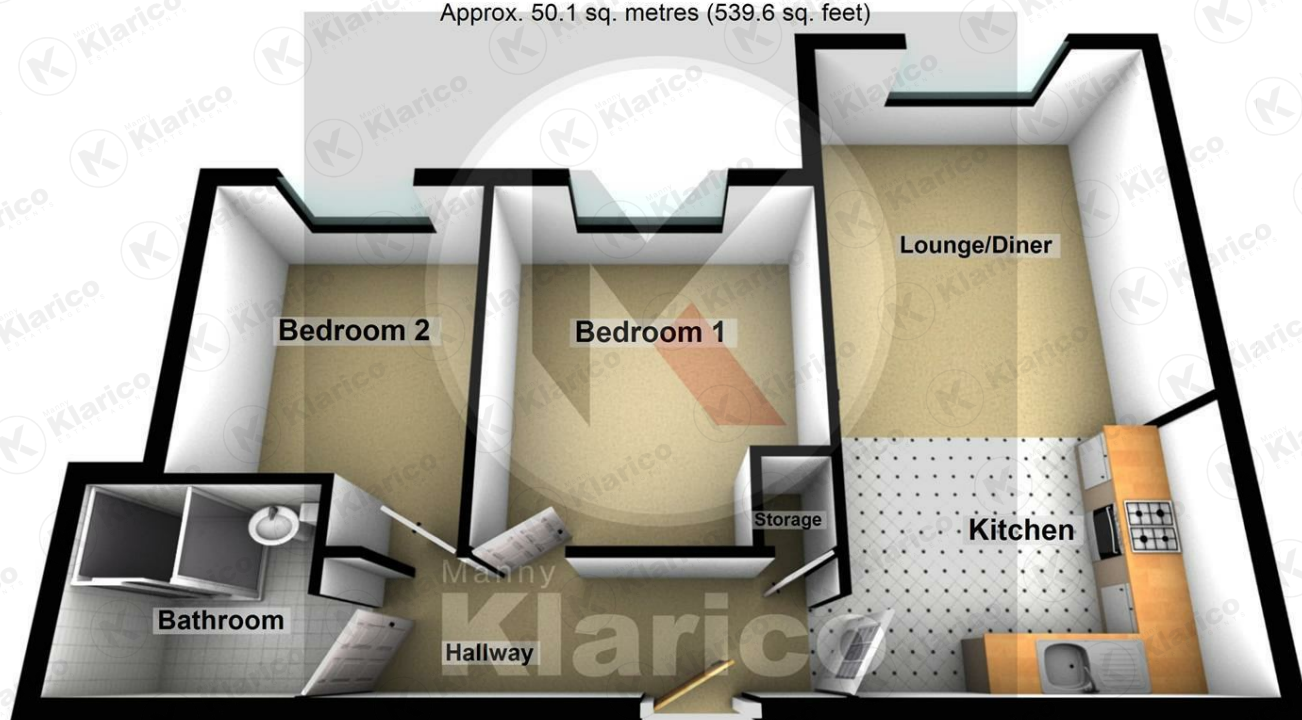
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## Ground Floor

Approx. 50.1 sq. metres (539.6 sq. feet)



Total area: approx. 50.1 sq. metres (539.6 sq. feet)



Manny  
**Klarico**  
ESTATE AGENTS

176 Highfield Road  
Hall Green  
Birmingham  
West Midlands  
B28 0HT

0121 777 7211

[www.mannyklarico.co.uk](http://www.mannyklarico.co.uk)

