



melvyn
Danes
ESTATE AGENTS

Coventry Road
Sheldon
£110,000

Description

A GROUND FLOOR retirement property with NO ONWARD CHAIN. Lydon Court is located just off the Coventry Road in Sheldon and has a wealth of shops and facilities on it's doorstep. The complex is designed for over 60s or over 55s with a disability and there are many communal facilities such as a resident's lounge, laundry facilities and well maintained communal gardens. Number 8 comprises an entrance hall, lounge, re fitted kitchen, two bedrooms and a re fitted shower room. Further benefiting from replacement double glazing, electric heating and parking bays (not allocated).



Outside

There is a secure communal entrance door in to the main building and access to the scheme manager's office, residents lounge communal laundry room

Private Entrance

Fire door to:-

Entrance Hall

Built in storage cupboard, fuse box, wall mounted electric heater, power and light points and doors to:-

Lounge

9'10 x 13'5 (3.00m x 4.09m)



Double glazed window to the front, wall mounted electric heater, electric fireplace, power and light points and door to:-

Re Fitted Kitchen

9'10 x 6'10 (3.00m x 2.08m)



Re fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to a full height. Space and plumbing for appliances, double glazed window to the rear, power and light points



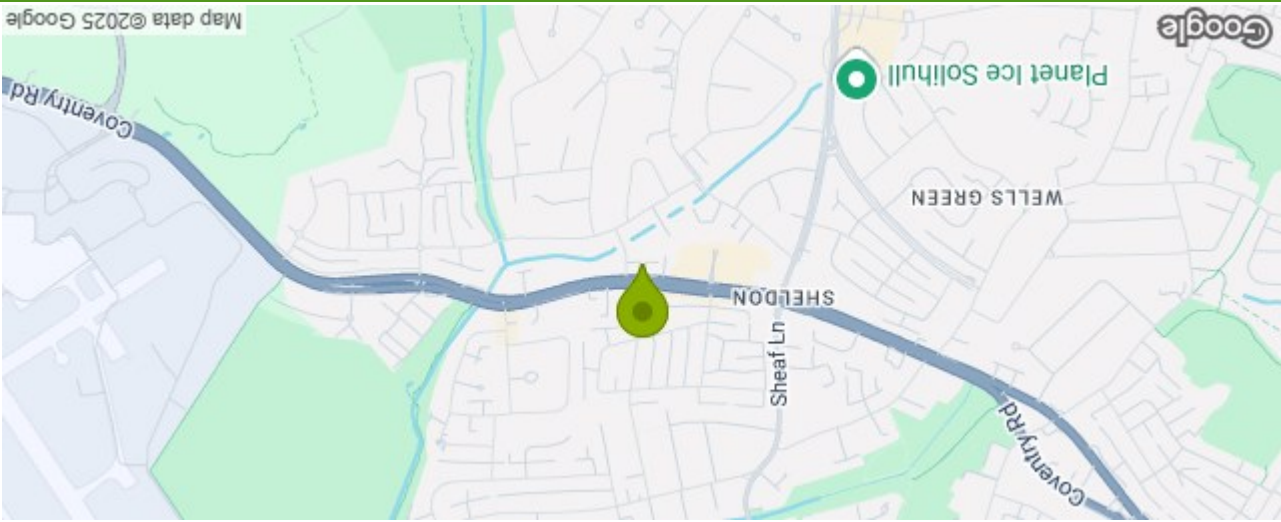
TENURE: We are advised that the property is LEASEHOLD

COUNCIL TAX BAND: B

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



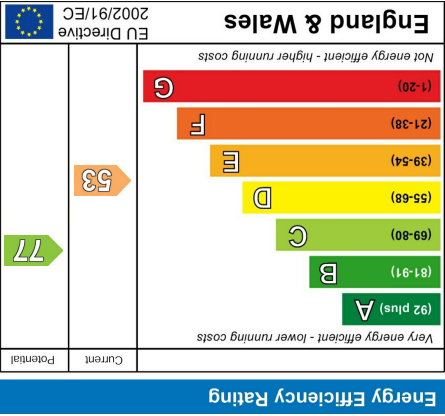
Total area: approx. 50.4 sq. metres (542.4 sq. feet)



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Ground Floor

Lydon Court Coventry Road Sheldon Birmingham B26 3PG
Council Tax Band: B



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.