



# New Coventry Road, Sheldon

## Offers Over £120,000

- THIRD FLOOR APARTMENT
- OPEN PLAN LOUNGE/KITCHEN
- MODERN BATHROOM
- DOUBLE GLAZING
- PRIVATE ENTRANCE HALL
- TWO BEDROOMS
- ELECTRIC HEATING
- COMMUNAL GARDENS

A purpose built, third floor apartment in a most convenient location with no onward chain. This property would make the perfect first time purchase or buy to let investment and is located near to a wealth of shops, facilities and excellent transport links. Comprising secure entry in to the building, lifts to all floors, private entrance hall, open plan lounge/kitchen, two bedrooms and modern bathroom. Further benefiting from electric heating, double glazing, one parking space and communal gardens.

### **OUTSIDE**

Secure entry system into the building, lifts and stairs to all floors and fire door to

### **PRIVATE HALLWAY**

Storage cupboard housing the hot water system and fuse box, laminate flooring, ceiling light point and doors to:-

### **OPEN PLAN LOUNGE/KITCHEN**

**110'10 max x 20'2 max (33.78m max x 6.15m max)**



Double glazed French doors to the Juliet balcony, wall mounted heater, laminate flooring, power and light points and opening the kitchen area. Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainage with mixer tap and laminate splash backs. Fitted electric oven, inset ceramic hob with an extractor hood over and glass splash back, integrated appliances to include fridge, freezer, dishwasher and washing machine, power and light points

### **BEDROOM ONE**

**8'3 max x 13' (2.51m max x 3.96m)**



Double glazed window to the front, wall mounted heater, built in wardrobe, power and light points

### **BEDROOM TWO**

**8'7 x 9'1 (2.62m x 2.77m)**



Double glazed window to the front, wall mounted heater, power and light points

**MODERN BATHROOM**  
**5'11 x 8'3 (1.80m x 2.51m)**



Fitted with a paneled bath with a mixer shower and shower screen, wall mounted sink and a low level flush WC. Tiling to splash prone areas, tiled floor, heated towel rail, extractor fan and ceiling spotlights.

**ALLOCATED PARKING SPACE**

## FLOOR PLAN

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.

### Ground Floor

Approx. 55.5 sq. metres (597.5 sq. feet)



Total area: approx. 55.5 sq. metres (597.5 sq. feet)

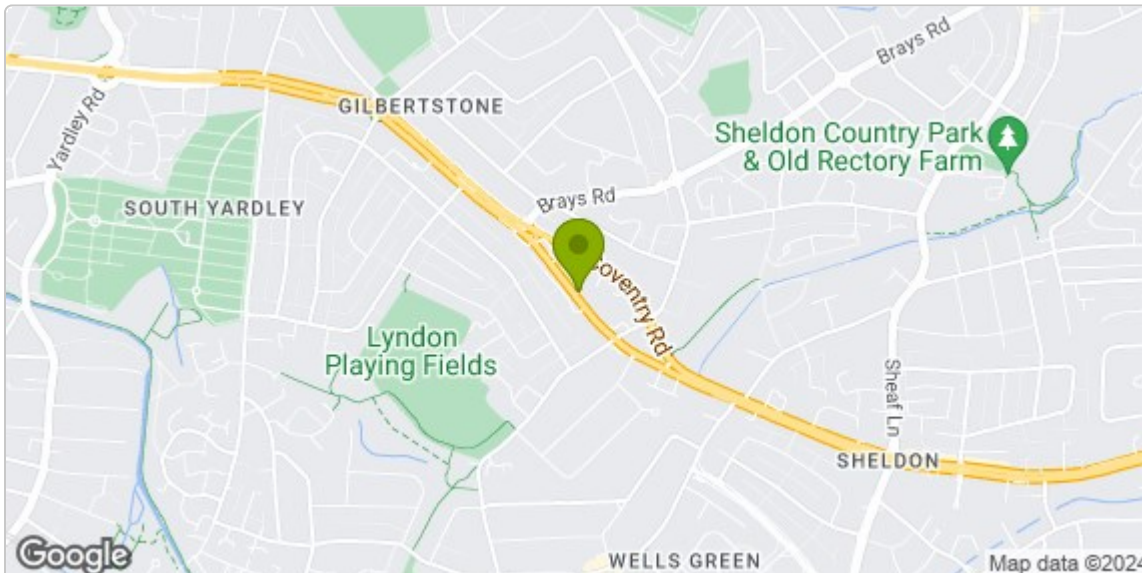
**TENURE:** We are advised that the property is LEASEHOLD.

**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.



**Full Postal Address:**  
54 New Coventry Road  
Sheldon Birmingham B26 3BB

**Council Tax Band:** B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	