

The logo for Melvyn Danes Estate Agents is a bright yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, lowercase, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A dark green rectangular overlay is positioned in the bottom right corner of the image. It contains white text that provides the property's location and price.

Coventry Road
Sheldon
£260,000

Description

INVESTMENT OPPORTUNITY OR GREAT FIRST TIME PURCHASE! A generously proportioned, contemporary fifth-floor apartment, finished to a modern standard and ideally positioned in a highly sought-after location within easy reach of a wide range of amenities, shops, and transport links. Offered to the market with no onward chain, ensuring a smooth and straightforward purchase.

This superb apartment **MUST** be viewed to appreciate the size of the property and the quality of the build. City Greens was completed in 2024 and boasts the remainder of the NHBC guarantee.

This stunning apartment will suit anyone looking to get on the property ladder or an investor looking for a buy to let or Air B & B opportunity (similar properties in the block achieve around £2500 pcm in Air B & B bookings).

Comprising secure communal entrance, stairs and lifts to all floors, private entrance hall opening onto the open plan living space with a fully integrated kitchen, two double bedrooms with built in wardrobes and feature windows, an en suite shower room and bathroom.

Further benefiting from electric heating, double glazing, dual aspect views, communal gardens and an allocated parking space.



Accommodation

Secure Communal Entrance

Lifts And Stairs To All Floors

Private Entrance Hallway

Open Plan Living

15'11 max x 23' (4.85m max x 7.01m)

Bedroom One

14'5 x 11' (4.39m x 3.35m)

En Suite Shower Room

5'9 x 5'7 (1.75m x 1.70m)

Bedroom Two

14'5 x 11' (4.39m x 3.35m)

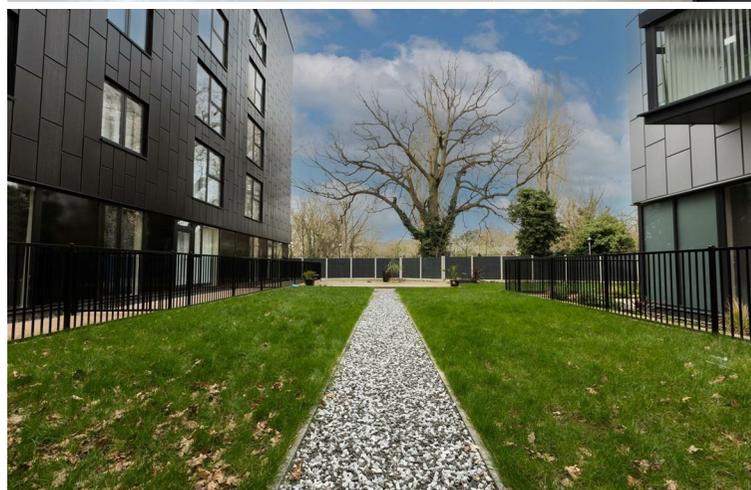
Bathroom

9'8 x 5'5 (2.95m x 1.65m)

Large Communal Balcony

Communal Grounds

Allocated Parking Space



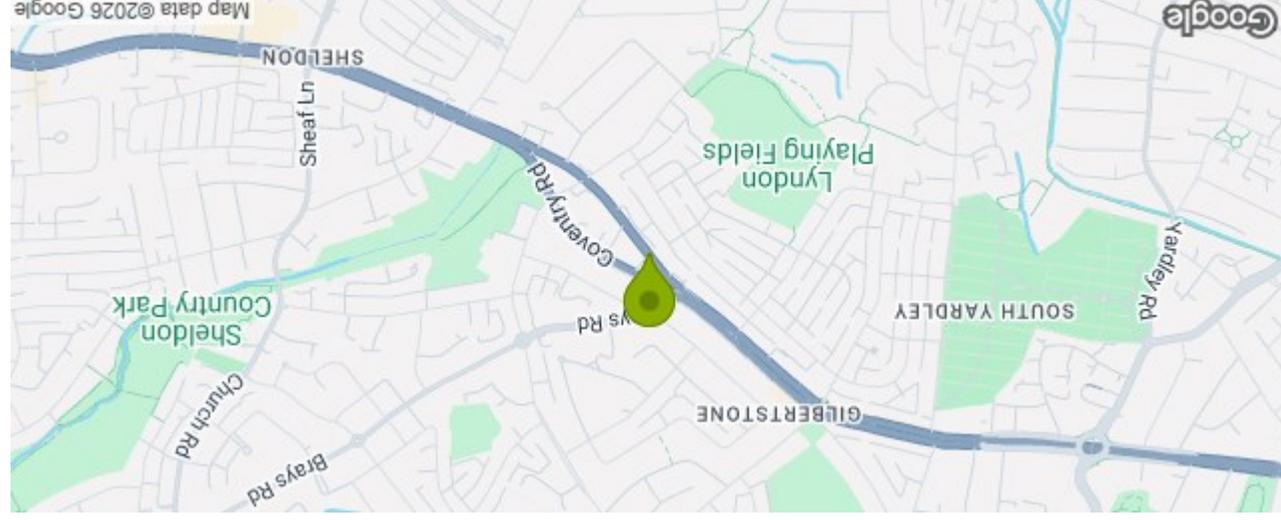
TENURE: We are advised that the property is LEASEHOLD.

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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.gov.uk for broadband and mobile coverage at the property. From data taken on 27/03/2026 we understand that the standard broadband download speed at the property is around 27 Mbps, and the service available fastest download speed currently achievable for the property post code area is around 1800 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

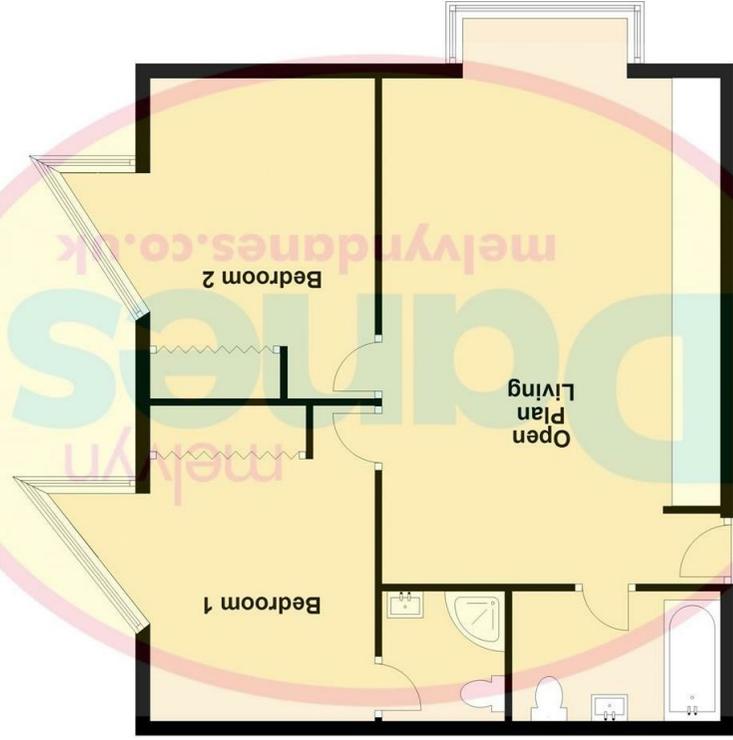


2092 Coventry Road Sheldon Birmingham B26 3YW Council Tax Band: C

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	84
Potential	84

EU Directive 2002/91/EC

Total area: approx. 74.4 sq. metres (800.9 sq. feet)



Approx. 74.4 sq. metres (800.9 sq. feet)

Fifth Floor

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.