



# New Coventry Road, Sheldon

**£135,000**

- MODERN SECOND FLOOR APARTMENT
- OPEN PLAN LOUNGE/KITCHEN
- EN-SUITE SHOWER ROOM
- DOUBLE GLAZING
- ONE ALLOCATED PARKING SPACE
- NO ONWARD CHAIN
- TWO BEDROOMS
- BATHROOM
- ELECTRIC HEATING

A modern, two bedroom, second floor apartment in this popular development with no onward chain. This would make the perfect first time purchase or buy to let investment. Located near a wealth of shops, facilities and transport links. Comprising secure entry into the building, lifts to all floors, private entrance hall, open plan living/kitchen, two double bedrooms, one with a ensuite and one main bathroom. Further benefiting from electric heating, double glazing, one parking space and communal gardens.

### ENTRANCE HALLWAY



Storage cupboard housing the hot water system and fuse box. Laminate flooring, ceiling light point and doors to;

### OPEN PLAN LIVING AND KITCHEN AREA 11'02 x 20'2 (3.40m x 6.15m)



Double glazed french doors to juliette balcony, wall mounted heater, laminate flooring, power and lights, opening onto kitchen area. Fitted with a range of eye level drawer and base units with a work surface over, incorporating a stainless steel sink/drainer with a mixer tap and splash backs. Fitted electric oven, inset ceramic hob with an extractor hood over and laminate splash back. Integrated appliances to include fridge, freezer, dish washer and washing machine, power and light points.

### BEDROOM ONE 9'08 x 13'09 (2.95m x 4.19m)

Double glazed window to the front, wall mounted heater and built in wardrobe and door to ensuite;

### ENSUITE 5'08 x 6'10 (1.73m x 2.08m)



Fitted with mixer shower cubicle, wall mounted sink and low level flush WC. Tiling to splash prone areas, tiled floor, heated towel rail and ceiling spot lights

### BEDROOM TWO 8'10 x 9'09 (2.69m x 2.97m)



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

### BATHROOM 6'09 x 6'10 (2.06m x 2.08m)



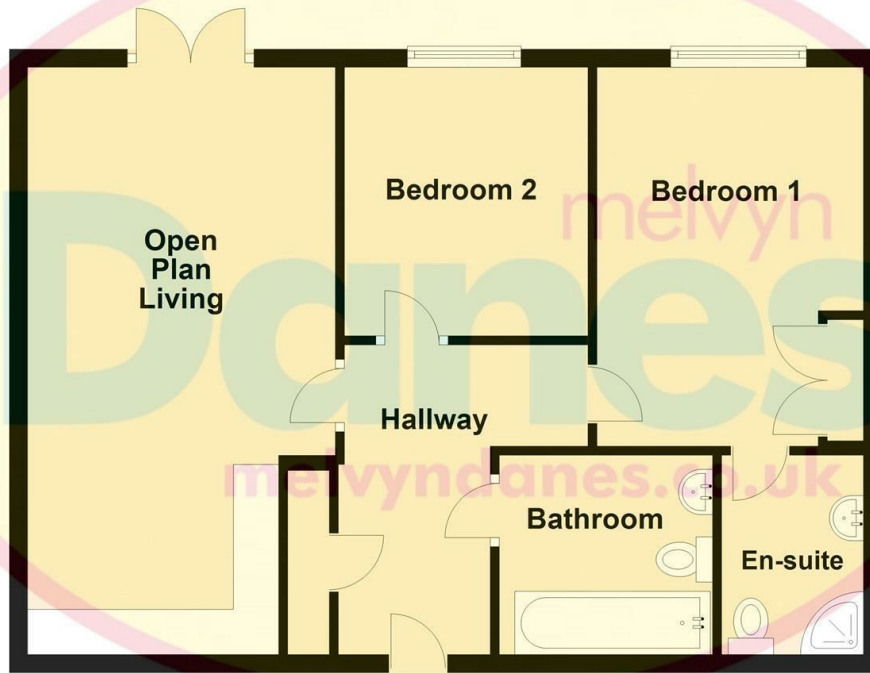
Fitted with panelled bath, with mixer shower and shower screen, wall mounted sink and low level flush WC. Tiling to splash prone areas, tiled floor, heated towel rail and ceiling spotlights.

## 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. 58.8 sq. metres (632.5 sq. feet)



Total area: approx. 58.8 sq. metres (632.5 sq. feet)

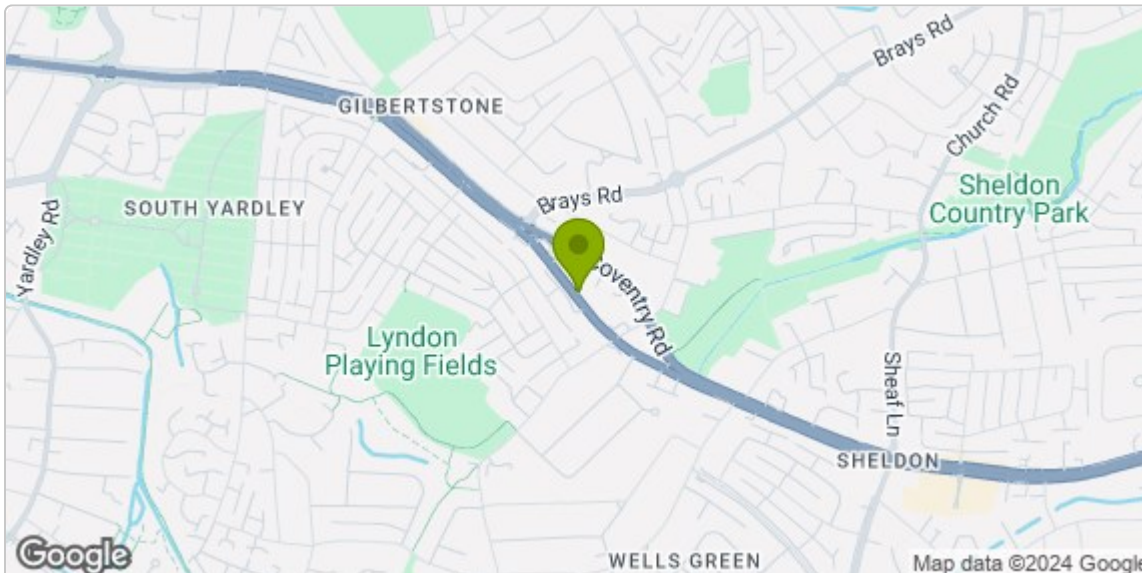
**TENURE:** We are advised that the property is Leasehold.

**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:**

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	