



Solihull Heights, 56 New Coventry

£125,000

- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- BATHROOM
- ELECTRIC HEATING
- NO ONWARD CHAIN
- OPEN PLAN LOUNGE & KITCHEN
- DOUBLE GLAZING
- ALLOCATED PARKING

A superbly presented, modern first floor purpose built apartment with no onward chain. This lovely property would make the perfect first time purchase and is a fantastic location near to a good range of shops, facilities and transport links. Comprising secure entry system, private entrance hall, open plan lounge/kitchen, double bedroom and bathroom. Further benefiting from electric heating, double glazing and allocated parking space.

APPROACH

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

PRIVATE ENTRANCE HALL

Storage cupboard, wooden flooring, secure entry system, power and light points, doors to;

OPEN PLAN LOUNGE KITCHEN

12'8 max x 19'8 max (3.86m max x 5.99m max)



KITCHEN AREA



Being fully integrated and fitted with a range of wall, base and drawer units, work surface over incorporating a single drainer sink unit with mixer tap and laminate splash backs. Integrated appliances including; fridge freezer, washing machine and dishwasher, fitted electric oven with ceramic hob, extractor hood over and glass splash backs. Wooden flooring, power and light points.

LOUNGE AREA



Double glazed french doors to Juliet balcony, wall mounted electric heater, wooden flooring, power and light points.

BEDROOM

9'10 x 10'6 (3.00m x 3.20m)



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

BATHROOM

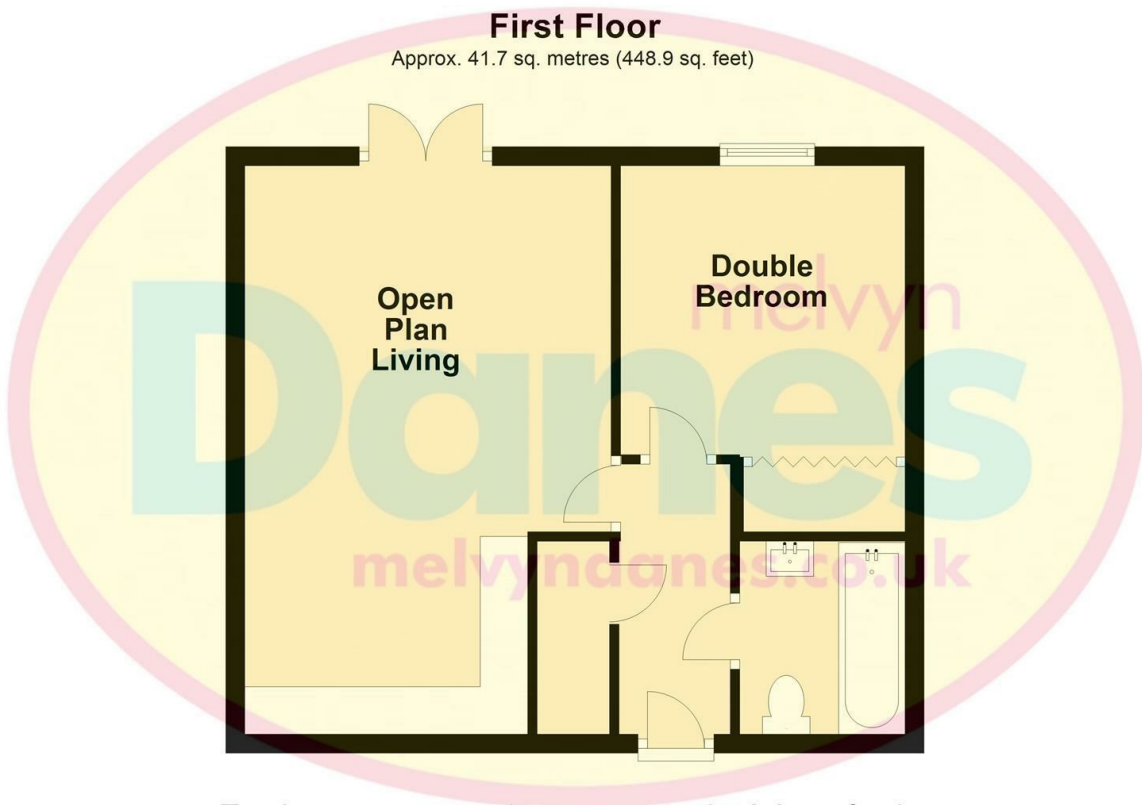
6'4 x 5'9 (1.93m x 1.75m)



Being fitted with a panelled bath, shower attachment and shower screen, vanity sink unit and low level flush W.C. Tiling to full height throughout, heated towel rail, extractor fan and ceiling light points.

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.



Total area: approx. 41.7 sq. metres (448.9 sq. feet)

TENURE: We are advised that the property is LEASEHOLD.

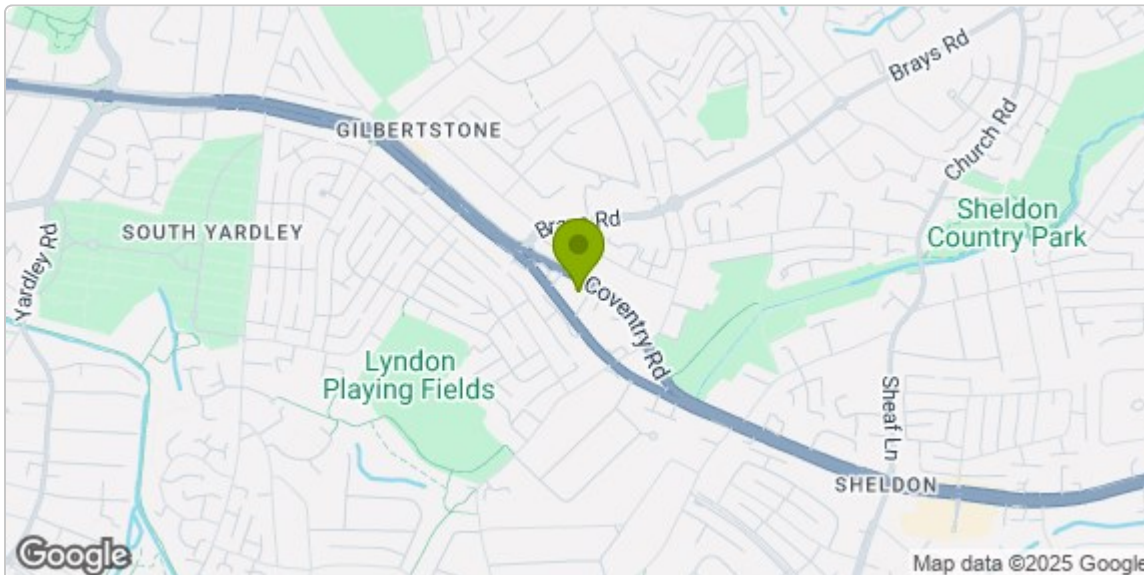
BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 17/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 17/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: 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 intending purchasers, we may use approved external



Full Postal Address:
118 Solihull Heights 56 New
Coventry Road Sheldon B26
3BF

Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	