



Coventry Road, Sheldon

£110,000

- **GROUND FLOOR RETIREMENT APARTMENT**
- **MOST CONVENIENT LOCATION**
- **LOUNGE**
- **TWO BEDROOMS**
- **DOUBLE GLAZING & ELECTRIC HEATING**
- **NO ONWARD CHAIN**
- **PRIVATE ENTRANCE HALL**
- **RE FITTED KITCHEN**
- **RE FITTED SHOWER ROOM**
- **COMMUNAL FACILITIES**

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

BEDROOM ONE

9'6 x 11'8 (2.90m x 3.56m)



Double glazed window to the front, wall mounted electric heater, power and light points (the wardrobes, chest of drawers and headboard will be included in the sale)

BEDROOM TWO
6'4 x 11'8 (1.93m x 3.56m)



UPVC double glazed door to the communal gardens, power and light points

RE FITTED SHOWER ROOM
7'7 x 5'3 (2.31m x 1.60m)



Re fitted with a shower cubicle with an electric shower, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, wall mounted electric heater, tiled floor and ceiling spotlights

COMMUNAL GARDENS



The communal gardens are very well maintained for all the residents to enjoy

PARKING

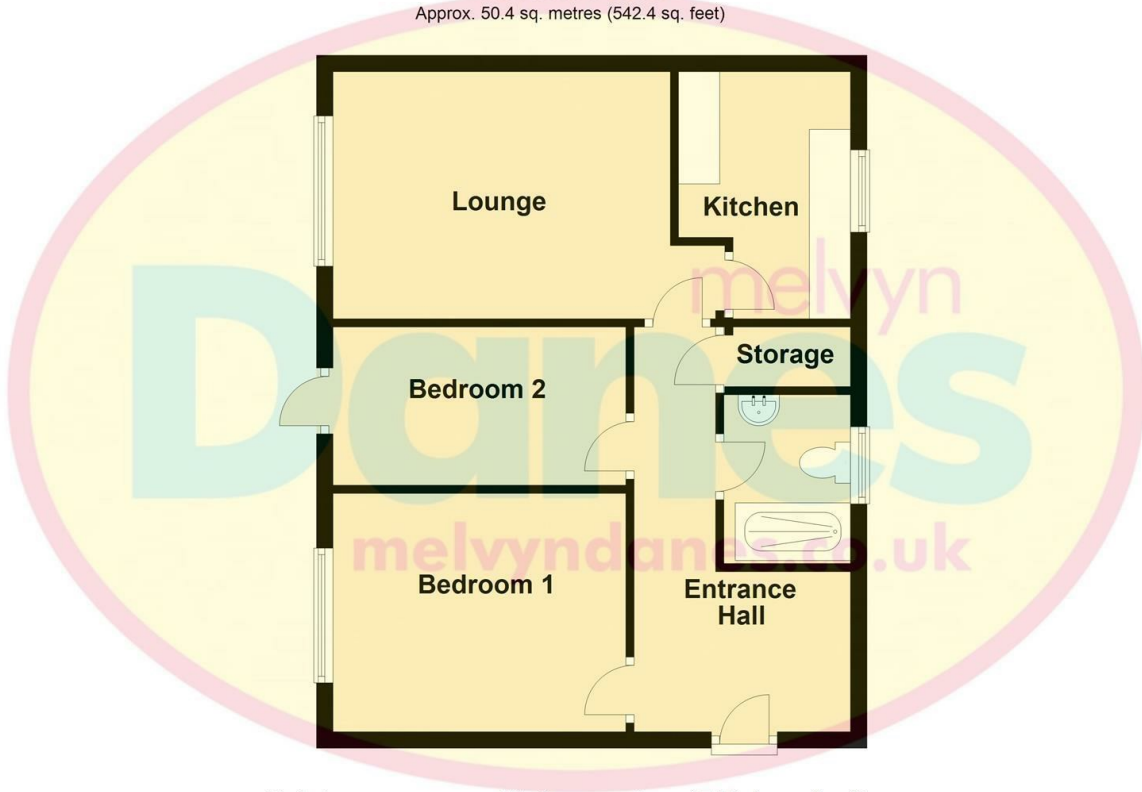
There are numerous parking bays available to the residents (these are not allocated however).

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. 50.4 sq. metres (542.4 sq. feet)



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

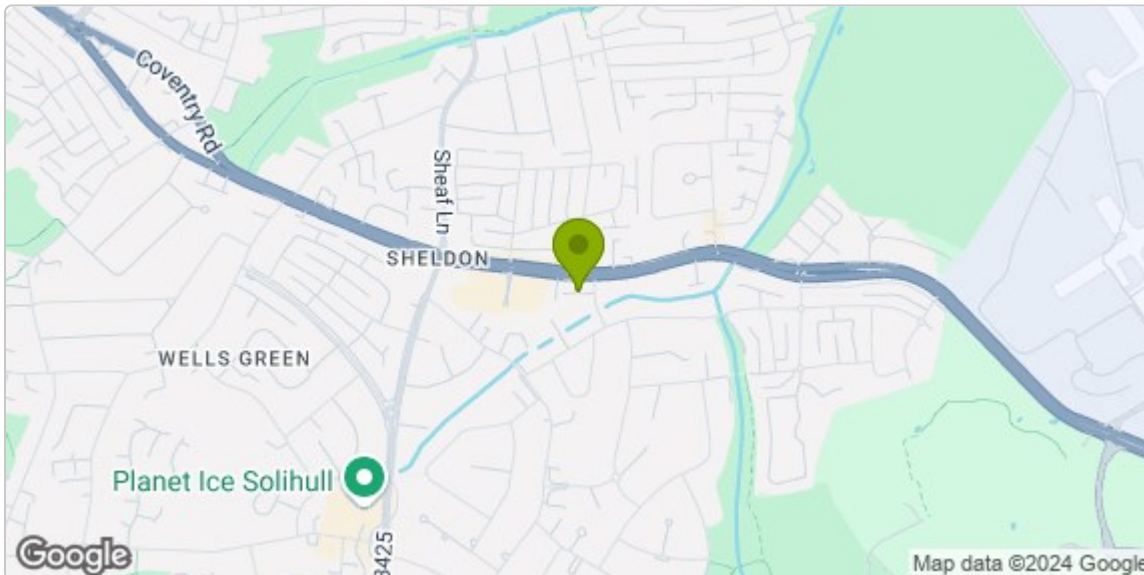
TENURE: We are advised that the property is **LEASEHOLD**

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:

Lydon Court Coventry Road
Sheldon Birmingham B26 3PG

Council Tax Band: B

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 77 |
| (69-80) C | | |
| (55-68) D | 53 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

2214 Coventry Road, Sheldon, Birmingham, B26 3JH

Tel: 0121 742 2123 Email: sheldon@melvyndanes.co.uk www.melvyndanes.co.uk