



Apt 57 Solihull Heights

Sale Price – Offers in Excess of £90,000



Love
Property Co.

Apt 57 Solihull Heights

New Coventry Road, B26 3BB

Tenure: Leasehold with 113 years remaining
EPC Rating: B
Council Tax Band: A

A great opportunity to purchase an apartment situated in a popular residential building in Sheldon.

This very well presented 2nd floor studio apartment which is located along the Coventry Road close to Aldi. Built in 2013 the accommodation comprises of gated entrance with private allocated parking space, security door with video display, the communal entrance has stairs and lifts to all floors, double glazed windows and electric heating, hallway with storage space, open plan living room and kitchen/breakfast room with appliances and family bathroom with no upward chain.

A great opportunity to purchase an apartment situated in a popular residential building in Sheldon.

The apartment has the benefit of being sold with no chain. This would be a great opportunity for first time buyers or investors.

Property Location - Situated in a convenient residential location having access to local amenities such as shops and restaurants, it offers good travel links to Solihull, Birmingham City Centre, the A45 and M42.



Kitchen/Lounge/Dining/Bedroom area
19' 4" x 17' 11" (5.89 x 5.47m)

Bathroom
7' 2" x 7' 5" (2.19m x 2.26m)

Total Square Footage
365.4 sq.ft (33.9 sq.m) approx.

ADDITIONAL INFORMATION

Services: water meter, electricity and mains sewers.

RENTAL VALUE: £750 per calendar month

Tenure: Leasehold with 113 years remaining

EPC Rating: B

Council Tax Band: A

The service charge figures are as below.

Service charge for the period of 1st November to
31st October.

Estate Service charge £133.26

Annual service charge £477.99

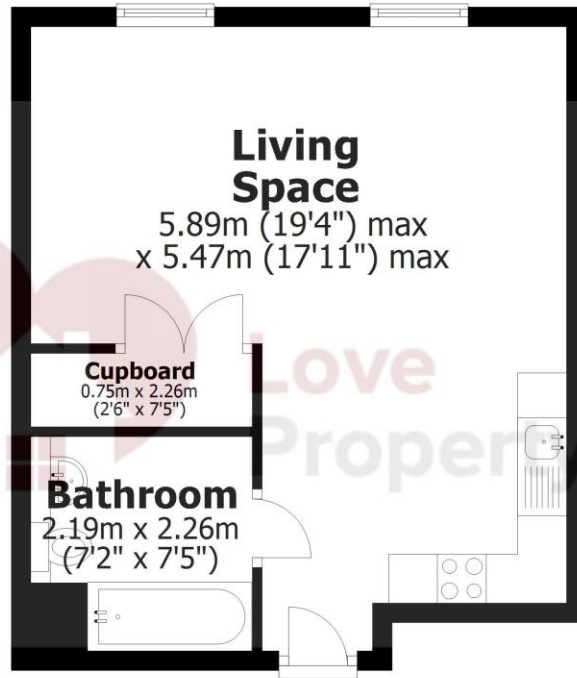
Ground Rent £200.00

Building insurance for the period of 26th September
2023 to 25th September 2024 £586.26



Floor Plan

Approx. 33.9 sq. metres (365.4 sq. feet)



Total area: approx. 33.9 sq. metres (365.4 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

Plan produced using PlanUp.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

15 St Johns Way, Knowle, Solihull, B93 0LE
T: 01564 663055 | E: info@lovepropertyco.co.uk
www.lovepropertyco.co.uk



Love
Property Co.