

# Coventry Road, Sheldon



**Offers Over £165,000**

KLARICO Estate Agents are delighted to present this stunning 1 Bedroom flat apartment located within a prominent part of Birmingham. Great condition, modern apartment. Book you're viewing now to avoid disappointment!

Welcome to this charming one-bedroom apartment located on Coventry Road in the heart of Sheldon, Birmingham. This new build property offers a modern and stylish living space perfect for those seeking comfort and convenience.

As you step into this apartment, you are greeted by a spacious reception room that is ideal for relaxing or entertaining guests. The impressive kitchen and dining room provide a perfect setting for preparing delicious meals and enjoying them with loved ones.

The bedroom offers a cozy retreat, perfect for unwinding after a long day. The bathroom is sleek and contemporary, adding a touch of luxury to your daily routine.





## Coventry Road, Sheldon

- 1 Bedroom
- Double Glazing
- Great Condition
- Ideal Buy to Let
- Impressive Kitchen/Diner
- Gas Central Heating
- Well Maintained
- Ideal for First Time Buyers

### Kitchen/Lounge/Dining Room

16'4" x 9'10" (5.00 x 3.00)

Double glazed bay windows to front, laminate flooring, wall mounted radiator, ceiling lights, skirting, storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan

### Bedroom

13'4" x 8'2" (5.60 x 2.50)

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

### Shower Room

7'10" x 5'2" (2.40 x 1.60)

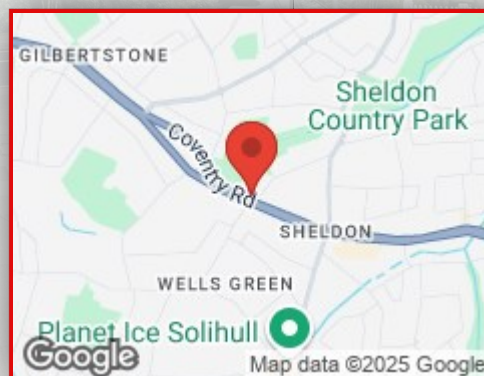
Tile flooring, wall tiles, shower unit, wash basin with mixer tap, extractor fan.

### Utility

5'10" x 2'7" (1.80 x 0.80)

Laminate flooring, ceiling light

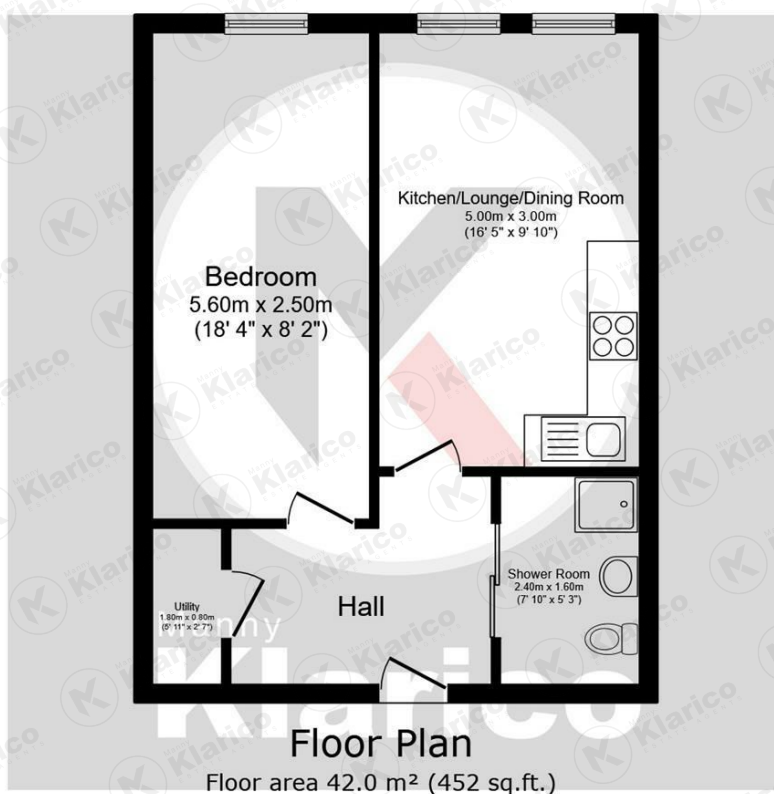
### Directions





## Coventry Road, Sheldon





TOTAL: 42.0 m<sup>2</sup> (452 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Manny  
**Klarico**  
ESTATE AGENTS

332 Hob Moats Road  
Birmingham  
B92 8JT

0121 750 0390  
[www.mannyklarico.co.uk](http://www.mannyklarico.co.uk)

