

for sale

offers over **£170,000**



Park Gate At Lyndon Place Coventry Road Sheldon Birmingham B26 3YU

IDEAL INVESTMENT OR FIRST TIME PURCHASE - This one bedroom apartment not only benefits from a secure allocated parking space but also from high specification modern presentation and open plan living style throughout. Viewing is highly advised.

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Property Details

Entrance via the lobby area with on-site concierge with lift or stairs accessing all floors.

Entrance Hall

Having an intercom system and doors off to:

Open Plan Living

Kitchen area comprising of modern fitted units, work surfaces, stainless steel sink and drainer, cooker point with oven and hob with extractor fan overhead, integrated appliances, spotlights and wooden flooring.

Lounge area: Wooden flooring, wall mounted heater, double glazed window and double glazed door opening onto balcony area.

Bedroom One

Having carpet flooring, wall mounted heater, double glazed windows and fitted blinds.

Shower Room

This beautifully presented modern bathroom suite comprising of shower cubicle, vanity wash hand basin, low level w.c, fully tiled, wooden flooring, spotlights and heated towel rail.

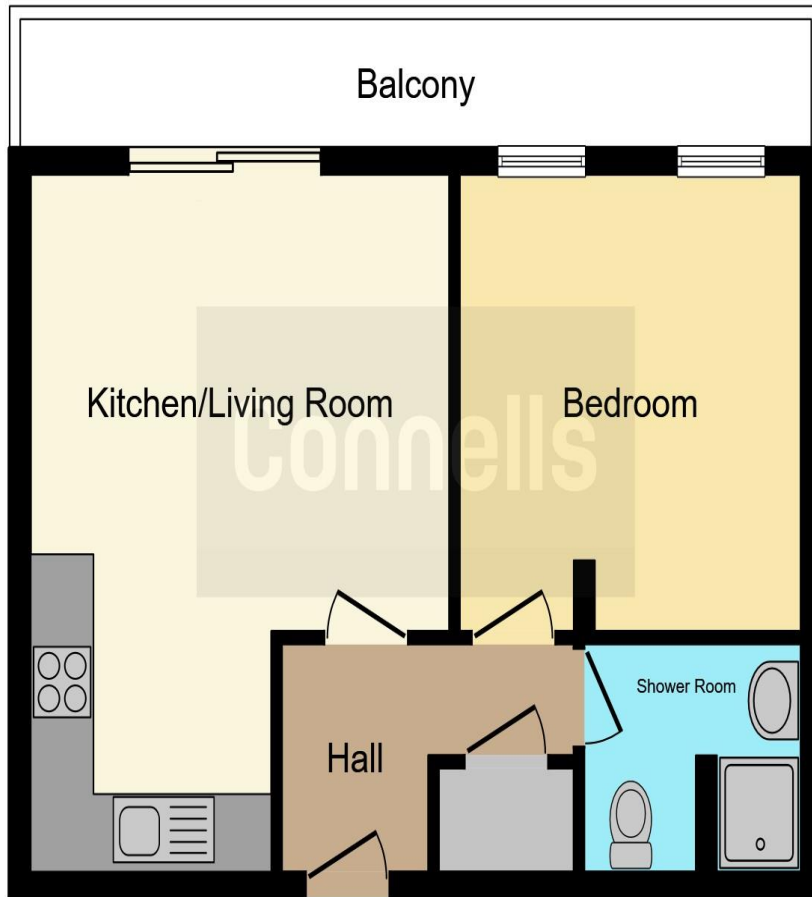
Balcony Area

Accessed from lounge.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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145 Great Charles Street Queensway
BIRMINGHAM B3 3LP

Property Ref: DIG111488 - 0005

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/DIG111488

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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