



**Connells**

Citygreens Coventry Road  
Sheldon Birmingham

# Citygreens Coventry Road Sheldon Birmingham B26 3YU

for sale from  
**£187,000**



## Property Description

A new stunning collection of only 84 apartments, City Green is ideally located only a few minutes away from Birmingham City Centre, The Airport, Exhibition Centre and also located directly across from Sheldon Country Park, Birmingham's largest green space and any area of outstanding natural beauty.

An ideal choice for professional tenants and families who are working and living in Birmingham, but also those who are looking to escape London as it will be the very first stop on the new HS2 Rail.

As the UK's second city, Birmingham is one of the county's fastest-growing economies. Its current strong performance, coupled with its long-term growth potential, has helped it emerge as a prime location for investor returns.

Developer

Charles Jordan Homes have been delivering properties since 2005 and has received recognition for its quality first approach to home building, with a demonstrated track record of 12 completed projects across Birmingham and the Midlands market.

Listing based on Plot A0-01 - A one bedroom ground floor apartment at 549 SQFT with GF garden space and south aspect. Price £187,000.

## The Location:

The site is located within the Sheldon District Centre, near a Tesco Supermarket and the Three Horseshoes Public House. It is a sustainable location for new high-density residential development,

close to all facilities, the residential development will play an important role in ensuring the vitality of the centres in accordance with national policy. The site also presents the opportunity to provide an appropriate link between Coventry Road and the parkland to the west.

The current site is located between Birmingham City Centre and Birmingham International along the arterial Coventry Road (A45), in Sheldon. The site overlooks the adjoining green belt strip Westley Brook. And has lovely views of Sheldon park, which is extremely rare for such a central Birmingham development. Despite being in such close proximity to the city, the area of Sheldon has an over supply of green space in relation to other local wards.

Why choose Citygreens to invest?

- o The second most populated UK city.
- o The largest regional UK city economy.
- o The UK's regional start-up capital.
- o One of the youngest populations in Europe with the under 30's accounting for 46% of the population.
- o Birmingham hosted the Commonwealth Games in 2022.
- o Birmingham is the leading beneficiary of High Speed Rail 2 (HS2).



- o Birmingham Business Park
- o Birmingham International Airport
- o The new HS2 terminal
- o A planned new tram network
- o A zero emissions bus network
- o An outstanding network of schools

## Specification:

CityGreens apartments will benefit from having a range of units all with luxury fitted kitchens with a range of appliances, such as oven/hob and extractor, washing machine and full height fridge freezers.

### WREN KITCHENS

- Bosch oven and hob
- Dishwasher
- Washer dryer
- 70/30 integrated fridge freezer
- Steel cooker hood
- Iris tap - high pressure
- Quartz worktop

### BATHROOM

- Mira 9.8kW electric shower
- White marble style tiles
- Bespoke 600mm freestanding bathroom vanity
- Unit with mirror
- Black taps
- 900 x 900 shower enclosure with black accents
- Stone resin tray

### FLOORING & CORE FEATURES

- Luxury vinyl tile flooring

- Super soft carpet in bedroom
- All doors are fire rated
- Aluminium Windows
- WIFI Heaters 2KW in bedroom and lounge/kitchen
- Door intercom

N.B. The above could be subject to changes

## Leaseholder Information:

Service Charge: Estimated £1,60 per square foot

Estimated £878 for a one bed and £1275 per year for a 2 bed

Ground Rent £0 Ground Rent

Lease Length 250 Year Lease

## Agents Notes:

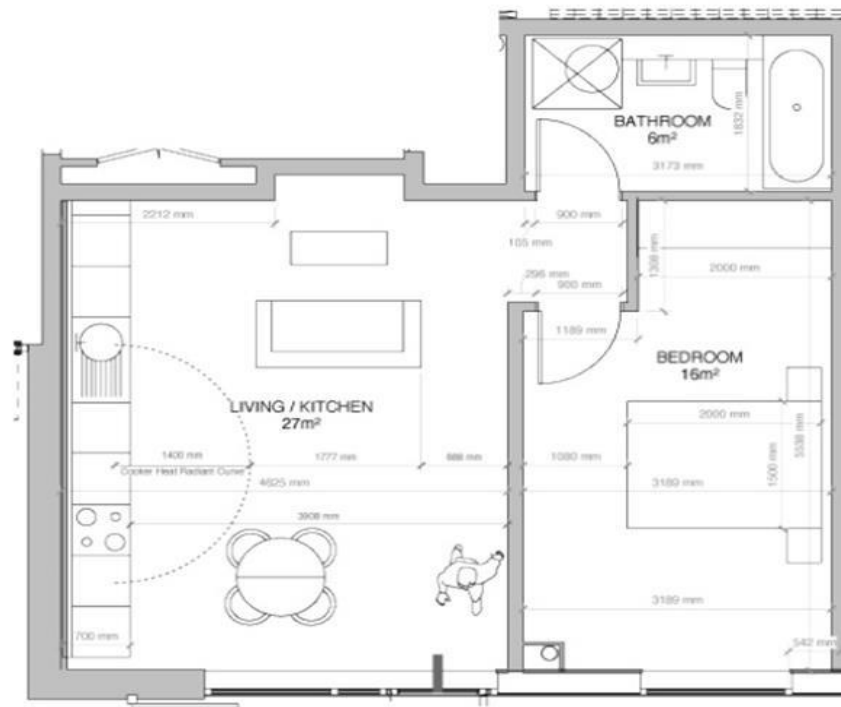
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## F-02a FLAT TYPE 02a

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**T 0121 212 0800**  
**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

**EPC Rating: Exempt**

Tenure: Leasehold

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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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