



5, 54, Solihull Heights Horizon, Birmingham, B26 3BB Offers In The Region Of £110,000



**** NEW INSTRUCTION **** CASH BUYERS ONLY!

Welcome to this delightful two-bedroom ground floor flat located on New Coventry Road in Birmingham. Built in 2012, this modernised apartment offers a comfortable living space of 657 square feet, perfect for individuals or small families seeking a contemporary home.

Upon entering, you will find a spacious kitchen, lounge, dining room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The flat features two well-proportioned double bedrooms, including a master bedroom with the added luxury of an en-suite bathroom, ensuring privacy and convenience. The second bathroom is also thoughtfully designed, catering to the needs of residents and visitors alike.

The property benefits from a gated entrance, providing an extra layer of security and peace of mind. Additionally, communal parking is available, making it easy for you and your guests to find a space.



Property Description

Genie Homes are delighted to present this modern and spacious two-bedroom apartment, located within the highly sought-after Solihull Heights development.

Offered with no upward chain, this stylish property is ideal for first-time buyers and investors alike. The apartment features an open-plan lounge and kitchen, two generous double bedrooms (with the primary bedroom benefitting from an en-suite), a modern family bathroom, and convenient storage. Additional benefits include secure entry system, communal parking, and an excellent location close to local amenities, transport links into Birmingham City Centre, and Solihull Town Centre. An internal viewing is highly recommended to fully appreciate what this property has to offer.

Additional information

- Hallway- New Laminate flooring
- Kitchen- New Laminate Flooring
- Family Bathroom- Tiled Flooring
- Master Bedroom - New Carpeting
- Bedroom 2 - New Carpeting
- New decorated throughout

Approach

The property is set back from the A45 and accessed via secure electric gates, leading to communal parking, with a secure gated communal entrance.

Communal Entrance

Well-maintained communal areas provide access to the apartment.

Entrance Hallway

Spacious hallway with doors leading to the open-plan living area, bedrooms, bathroom, and storage cupboard.

Kitchen/Lounge – 6.22m (20’5”) x 3.00m (9’10”)

Lounge Area – Bright and airy with wall-mounted electric heater and space for both living and dining furniture.
Kitchen Area – Fitted with a modern range of wall, base, and drawer units with complementary worktops, integrated sink and drainer, electric hob with extractor hood, oven, and additional integrated appliances.

Bedroom One – 4.22m (13’10”) x 3.00m (9’10”)

A spacious double bedroom with wall-mounted electric heater, built-in wardrobes, double glazed window, and access to:
En-suite – 2.10m (6’11”) x 1.80m (5’11”)
Modern suite comprising shower cubicle, pedestal wash hand basin, low-level WC, and part tiling to walls.

Bedroom Two – Double bedroom with electric heater and double glazed window.
Bathroom – 2.10m (6’11”) x 2.10m (6’11”)

Modern family bathroom with bath and shower over, pedestal wash hand basin, low-level WC, and tiling to walls.

Leasehold Information (to be confirmed by solicitors):

Lease: approx. 113 years remaining

Service Charge: approx. £2, 160 per annum

Ground Rent: approx. £200 per annum

Council Tax - B
EPC - C

Area Description – Sheldon

Sheldon is a popular residential area situated on the eastern side of Birmingham, close to the Solihull border and Birmingham Airport. With a history dating back to the Domesday Book, Sheldon has grown into a well-connected community, offering an excellent blend of local amenities,

green spaces, and transport links.

The area is home to the much-loved Sheldon Country Park, which features open grassland, wetlands, mature woodland, and even a working demonstration farm. The park also offers a unique viewing point for aircraft enthusiasts, making it a popular spot for families and visitors alike.

Sheldon’s convenient location provides easy access to Birmingham City Centre, Solihull, and Birmingham Airport, making it an ideal choice for commuters, families, and professionals.

Buyers Fee and Reservation

This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price at a minimum fee of £2500 plus VAT.

If you make an offer and it is accepted, a minimum of 50% of the fee is payable in order to take the property off the market.

- The benefits of a buyers fee to the buyer are:
- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.
 - This approach allows you to secure the property and start the conveyancing process quickly.
 - Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.
 - The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know that buyers are serious.
 - All of these elements provide peace of mind from the outset, along with our personal and proactive approach. Genie Homes pride ourselves on our simple and secure buying process.

Please note: Should the property purchase not complete, the reservation fee will be refundable in ONLY these circumstances;

1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage / mortgage ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

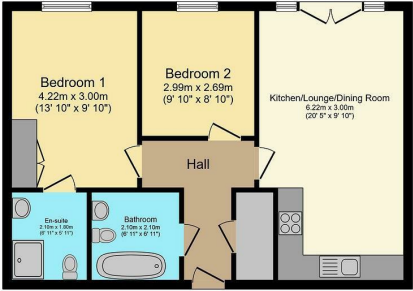
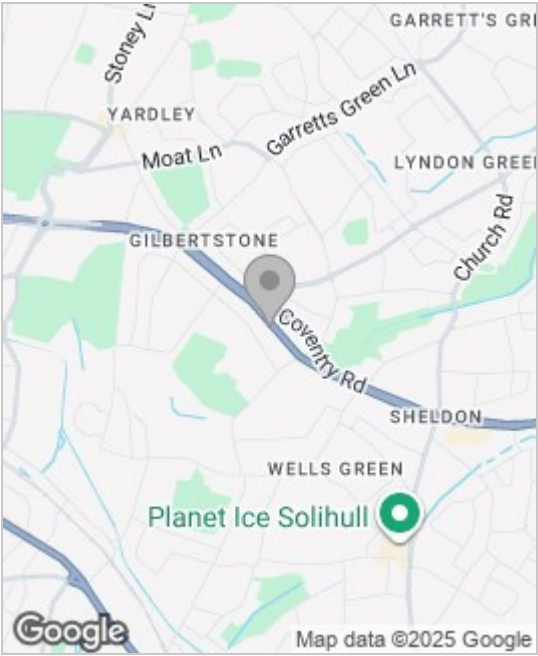
Disclaimer

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

TENURE
Leasehold

POSSESSION
Vacant

VIEWING
Viewing strictly by appointment through Genie Homes



Floor Plan
Floor area 60.0 sq.m. (646 sq.ft.)
Total floor area: 60.0 sq.m. (646 sq.ft.)
This floor plan is for illustrative purposes only. It is not shown to scale. Any measurements, floor areas (including any total floor area), openings and dimensions are approximate. No claims are guaranteed. Any errors for which Genie Homes accept no responsibility. No liability is taken for any errors, omissions or misstatements. A party must rely upon its own measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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