

# HUNTERS®

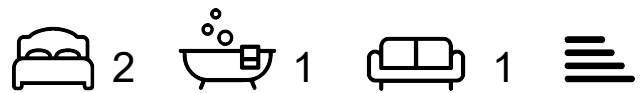
HERE TO GET *you* THERE



## Coventry Road

Sheldon, Birmingham, B26 3YU

£175,000



Council Tax: A



# 215 Coventry Road

Sheldon, Birmingham, B26 3YU

£175,000



## Information

An exceptional opportunity for first-time buyers and savvy investors alike, this beautifully presented two-bedroom apartment is set in the highly desirable area of Sheldon. Boasting outstanding transport links via the nearby M42, the property offers quick and easy access to Birmingham, Solihull, and surrounding areas.

Located on the second floor of a modern development, the apartment is accessed through a welcoming communal lobby, complete with on-site concierge service. Both lift and staircase options are available for convenience.

Inside, the spacious hallway leads to all areas of the apartment. At its heart lies a stylish open-plan kitchen and living area, featuring integrated appliances, a designated dining space, and a comfortable lounge—perfect for modern living and entertaining.

The property comprises two generously sized double bedrooms, offering ample room for wardrobes and personal furnishings. A sleek, contemporary bathroom and practical storage cupboards further enhance the home's appeal.

## Communal Entrance

Access to this impressive property is via a welcoming lobby area, where you are greeted by the on-site concierge. The lobby also features secure individual letterboxes and offers both lift and stair access to the second floor, where the apartment is situated.

## Open Plan Lounge/Kitchen

The spacious living area benefits from two double-glazed windows allowing for plenty of natural light, along with two wall-mounted radiators for year-round comfort. There is ample space for a dining table, and direct access to the kitchen.

## Kitchen

The kitchen is fully fitted with a range of wall, drawer, and base units, complemented by a worktop with an inset sink and drainer. It features a four-ring electric hob with extractor hood above, built-in oven, and integrated appliances including a fridge, freezer, washing machine, and dishwasher—offering both style and functionality.

## Bedroom One

Having two double glazed windows, built in wardrobes, and wall mounted radiator.

## Bedroom Two

Having double glazed windows to rear, and wall mounted radiator.

## Bathroom

This stylish bathroom features a modern bath with shower over, a low-level flush WC, and a contemporary vanity sink unit with mixer tap. Finished with wall tiling and a heated towel rail, the space combines practicality with sleek, modern design.

## Tenure

The Agent understands that the property is Leasehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor



or surveyor prior to committing to purchase the property.

### Service Charge

annual costs £1,850 per annum- Hunters have not checked the legal documentation to verify the status of the property or the information provided by the vendors, as above, and would advise any potential buyer to obtain verification from their solicitor.

### Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band

### Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

### Referral Fees

Hunters would like to make our clients aware that in

addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

### Fixtures & Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

### General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



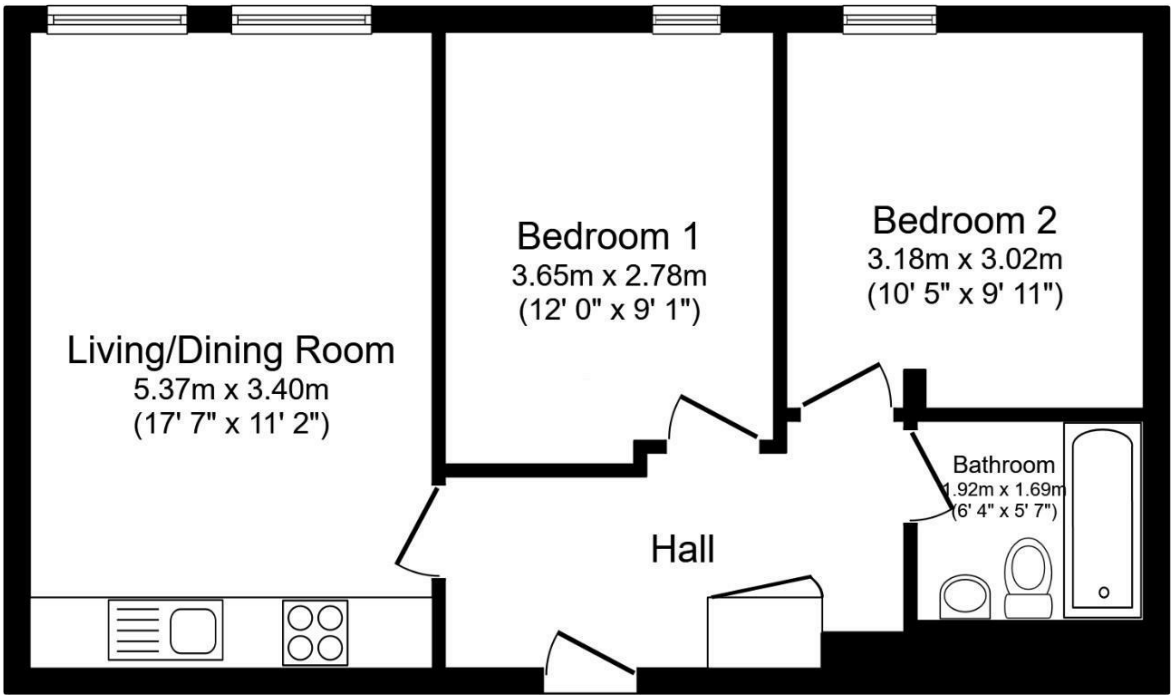
Hybrid Map



Terrain Map



Floor Plan



Floor Plan  
Floor area 50.5 sq.m. (543 sq.ft.)

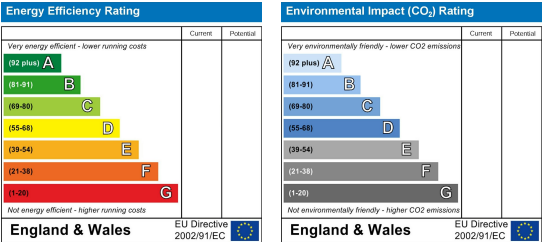
Total floor area: 50.5 sq.m. (543 sq.ft.)

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). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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