



Parkgate At Lyndon Place Coventry Road, Sheldon  
Birmingham



# Parkgate At Lyndon Place Coventry Road, Sheldon Birmingham B26 3YU

for sale offers over  
**£170,000**



## Property Description

BEAUTIFULLY PRESENTED! NO ONWARD CHAIN! This high spec TWO BEDROOM apartment with a good sized balcony is in a great location! Open plan kitchen lounge and close to transport routes and shops this is NOT ONE TO MISS! On site concierge service access to gym and a private parking space. Call now on 0121 742 1725 to view!

## Entrance Hall

Storage heater, spotlights, intercom, airing cupboard and hot water tank.

## Open Plan Kitchen & Lounge

12' 6" x 18' 6" ( 3.81m x 5.64m )

Double glazed window to rear aspect, double glazed door leading to a decked balcony, a range of wall and base units with worktops over, a sink and drainer with mixer tap, induction hob and electric oven with extractor hood over, integrated washing machine, dishwasher and fridge/freezer, two electric radiators, ceiling light point and spotlights.

## Bedroom One

11' 1" x 10' 6" ( 3.38m x 3.20m )

Two double glazed windows to rear aspect, spotlights, electric radiator and TV point.

## Bedroom Two

11' 1" x 10' 2" ( 3.38m x 3.10m )

Double glazed window to rear aspect, ceiling light point, electric radiator and TV point.

## Bathroom

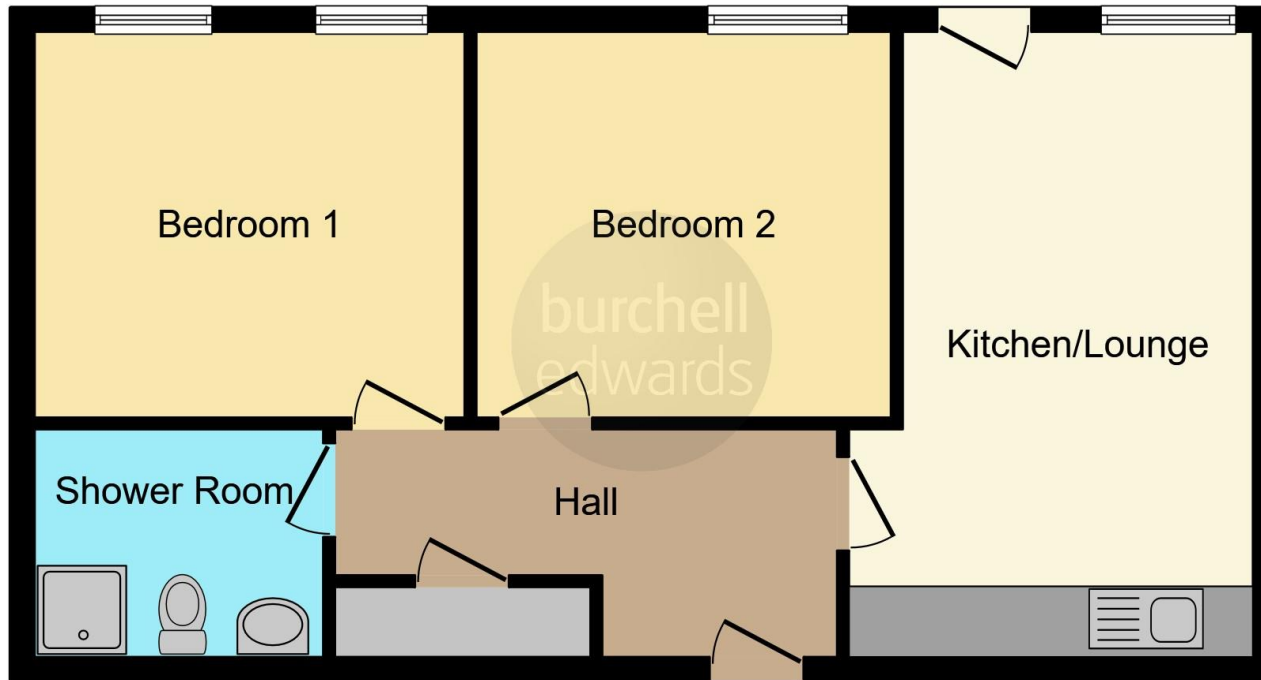
Shower cubicle, WC, hand wash basin with mixer tap, tiled walls and floor, spotlights, extractor fan and heated towel rail.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 0121 742 1725**  
**E sheldon@burchelledwards.co.uk**

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**EPC Rating: D**

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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