



Coventry Road, Sheldon, Birmingham

burchell  
edwards



### Property Description

No Chain!!! SEEKING CASH BUYERS! A FANTASTIC opportunity for an investor as sold with a sitting tenant paying £820 PCM a 7% YEILD! This TWO BEDROOMED DUPLEX flat is in a great spot!! The property is ideally located for easy access to SOLIHULL, LOCAL SHOPS, BUS and ROAD LINKS. Do not miss this opportunity, so call us NOW on 0121 742 1725.

### Entrance Hall

Composite door and double glazed window to front aspect, storage cupboard and stairs to the first floor.

### Lounge

12' 8" x 17' 2" ( 3.86m x 5.23m )

Two double glazed windows to rear aspect, telephone point, central heating radiator and ceiling light point.

### Kitchen

10' 4" x 8' 8" ( 3.15m x 2.64m )

Double glazed window to front aspect, a range of wall and base units with work surfaces over, incorporating a sink and drainer with mixer tap, gas cooker point, extractor hood, space and plumbing for a washing machine, central heating boiler and central heating radiator.

## Landing

Loft hatch, ceiling light point and storage cupboard.

## Bedroom One

17' 1" x 9' 7" ( 5.21m x 2.92m )

Two double glazed windows to rear aspect, central heating radiator and ceiling light point.

## Bedroom Two

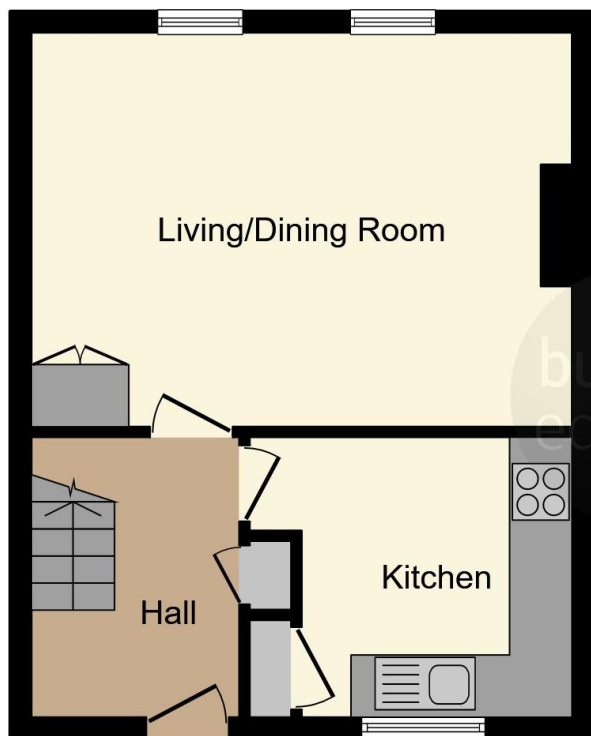
11' 9" x 8' 5" ( 3.58m x 2.57m )

Double glazed window to front aspect, central heating radiator and ceiling light point.

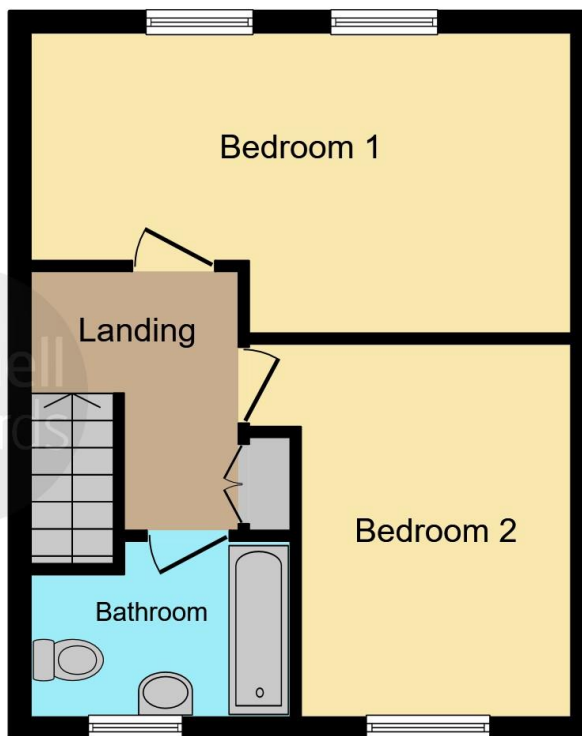
## Bathroom

Double glazed window to front aspect, bath with electric shower over, WC, hand wash basin with mixer tap and vanity unit, ceiling light point, central heating radiator and tiled to splashback areas.





**Ground Floor**



**First Floor**



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

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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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