



Solihull Heights New Coventry Road, Birmingham



# Solihull Heights New Coventry Road, Birmingham B26 3BB

for sale guide price  
**£145,000**



## Property Description

BEAUTIFULLY PRESENTED! This high spec TWO BEDROOM apartment is in a great location and is just ready to move into! Having an ensuite to the master bedroom, open plan kitchen lounge and close to transport routes and shops this is a perfect FIRST TIME BUY or BUY TO LET INVESTMENT! est £850pcm rental!

## Entrance Hallway

Storage cupboard, electric heater and doors leading to lounge/kitchen, bedrooms and bathroom.

## Lounge/ Kitchen

21' 1" x 11' 1" ( 6.43m x 3.38m )  
Double glazed window to front aspect, a fitted kitchen comprising of a range of wall and base units with work surfaces over, a sink and drainer unit, integrated electric oven and hob with extractor over, integrated fridge/freezer, wood effect vinyl flooring and glass splashbacks.

## Bedroom One

13' 10" x 9' 8" ( 4.22m x 2.95m )  
Double glazed window to front aspect and electric heater.

## En-Suite

Shower cubicle, hand wash basin, WC, heated towel rail, tiled floor and tiled to splash-prone areas.

## Bedroom Two

8' 10" x 9' 9" ( 2.69m x 2.97m )  
Double glazed window to front aspect, electric heater and built-in wardrobes.

## Bathroom

Bath, hand wash basin, WC, tiled floor and fully tiled walls.

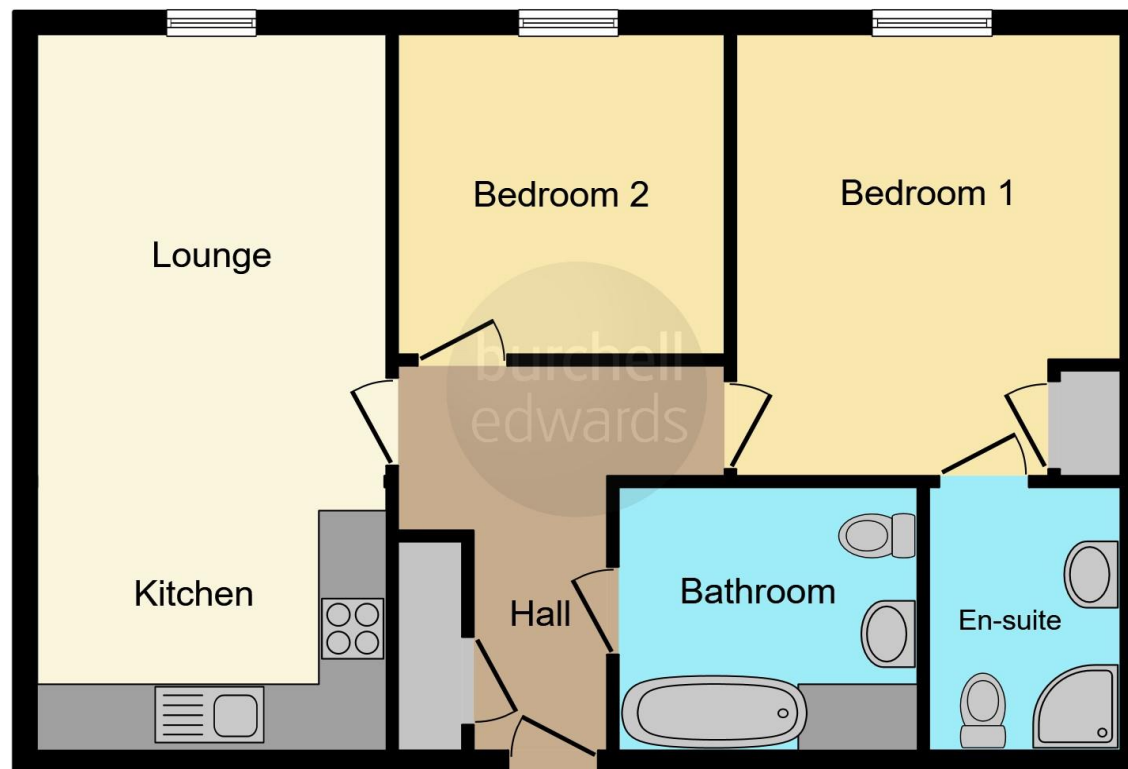












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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