



Solihull Heights New Coventry Road, Birmingham







## Property Description

BEAUTIFULLY PRESENTED! NO ONWARD CHAIN! This high spec ONE BEDROOM apartment is in a great location! Having an open plan kitchen lounge, allocated underground parking space and close to transport routes and shops this is NOT ONE TO MISS! This is perfect for a first time buyer to get onto the property ladder or an investors dream with great rental potential. Call now on 0121 742 1725

## Entrance Hallway

Ceiling light point, intercom and storage cupboard housing hot water tank .

## Kitchen/ Living/ Diner

21' 7" x 11' 5" ( 6.58m x 3.48m )

Double glazed window to rear elevation, a range of wall and base with work surface over incorporating a sink and drainer mixer, electric oven, hob, cooker hood over, glass splashback, slim line dishwasher, washing machine and fridge/freezer, spotlights and two ceiling light points and electric heater.



## Bedroom One

11' 9" x 10' ( 3.58m x 3.05m )

Double glazed window to rear elevation, fitted wardrobes and electric heater.

## Bathroom

Bath with shower over, WC, wash hand basin with mixer tap, extractor fan, spotlights, tiled walls and floor and electric towel heater.















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: C**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 135 years from 01 Nov 2012. Should you require 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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