



Solihull Heights New Coventry Road, Birmingham



# Solihull Heights New Coventry Road, Birmingham B26 3BF

for sale offers over  
**£160,000**



## Property Description

BEAUTIFULLY PRESENTED! Second Floor Two Bedroom Apartment in a popular development on the border of SOLIHULL & YARDELY! Having a balcony and ensuite as well as being very well presented this is a great FIRST TIME BUY or INVESTMENT!

## Communal Hallway

Communal hallway with stairs and a lift.

## Entrance Hallway

Wood effect laminate flooring, intercom system storage cupboard and doors off to:

## Master Bedroom

18' 6" x 14' 1" plus door recess ( 5.64m x 4.29m plus door recess )

Double glazed window to front elevation, electric heater, wood effect laminate flooring and fitted wardrobes.

## En-Suite

Electric heated towel rail, low level flush WC, floating wash hand basin, shower cubicle and floor to ceiling tiling.

## Bedroom Two

16' 6" x 7' 11" ( 5.03m x 2.41m )

Double glazed window to front elevation, wood effect laminate flooring and electric heater.

## Kitchen/ Living Room

11' 8" x 27' ( 3.56m x 8.23m )

Double glazed window to side elevation, double glazed double door out onto balcony, range of wall and base units with work surface over incorporating a stainless steel sink with drainer, electric oven, hob and extractor over, glass splash back, wood effect laminate flooring, electric heater and integrated dishwasher and fridge/freezer.

## Bathroom

Panelled bath with shower over, low level flush WC, wash hand basin with vanity storage, tiling to walls and heated towel warmer.



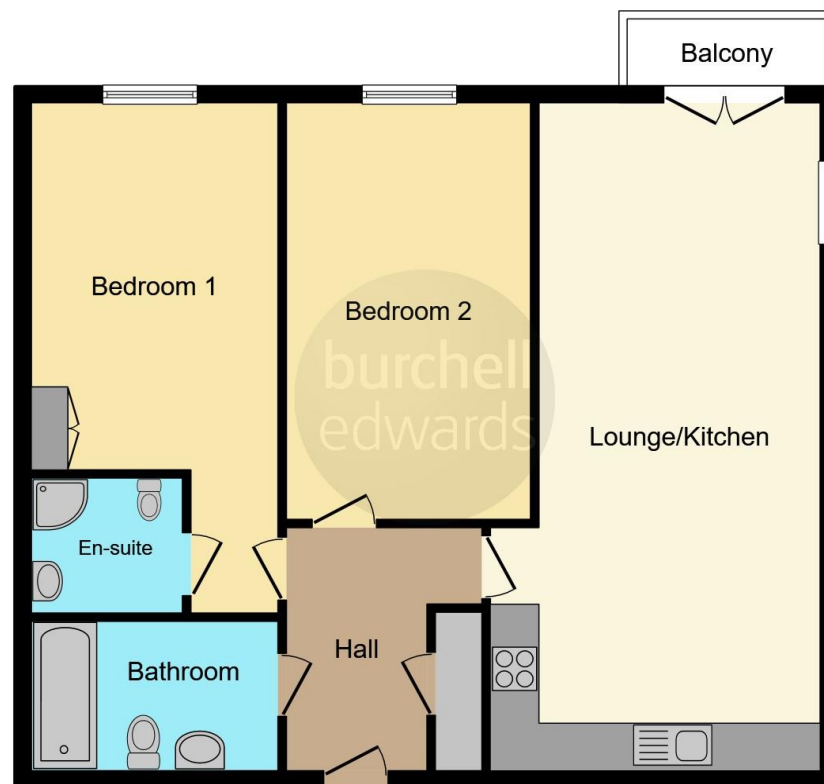












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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