



158 Church Road, B26 3TS

Sale Price of £150,000



**Love
Property Co.**

158 Church Road, Sheldon, Solihull, B28 3TS

Tenure – Leasehold (Approx) 128 Years Remaining
EPC Rating – Rating C
Council Tax Band - B

Love Property Co are pleased to offer this well-maintained first floor two-bedroom apartment to the market with ****NO CHAIN****, this property is conveniently located and just a short distance from local amenities, making it an ideal choice for individuals seeking both comfort and convenience.

Accessed via own entrance, the property boasts a spacious lounge/diner, good size fitted kitchen with integrated appliances features ample storage space, ensuring functionality and ease of living with garden to rear of property.

Accompanied by a family bathroom with shower over bath and two well-appointed bedrooms, this property is perfectly suited for first-time buyers looking to step onto the property ladder, downsizers or astute investors seeking a lucrative opportunity.

With its prime location and practical layout including a garage in a separate block along with ample communal parking, early viewing is highly recommended to fully appreciate this property.

PROPERTY LOCATION

Sheldon is an area east of Birmingham with access to local amenities including local shops, good schools, Sheldon Country Park, Elmdon Park and Birmingham International Airport. The area benefits from good links into Birmingham, Solihull and the Airport/NEC, with proposed rapid bus service routes to Birmingham City Centre and Birmingham Airport and regular bus services to Solihull Town Centre, Coventry City Centre and surrounding areas.



PROPERTY MEASUREMENTS

LOUNGE/DINING

15' 7" X 12' 3" (4.76m x 3.74m)

KITCHEN

8' 7" X 7' 6" (2.62m x 2.28m)

BEDROOM 1

14' 0" x 9' 11" (4.26m x 3.03m)

BEDROOM 2

10'10" x 6' 8" (3.31m x 2.04m)

FAMILY BATHROOM

6' 6" x 5' 8" (1.98m x 1.73m)

TOTAL SQUARE FOOTAGE

Total floor area: 600.8 sq. ft. approx. (55.8 sq. meters.)

Vendors Have Provided the following:

Lease Approximately: 128 Years

Ground Rent: £0

Service Charge: £0

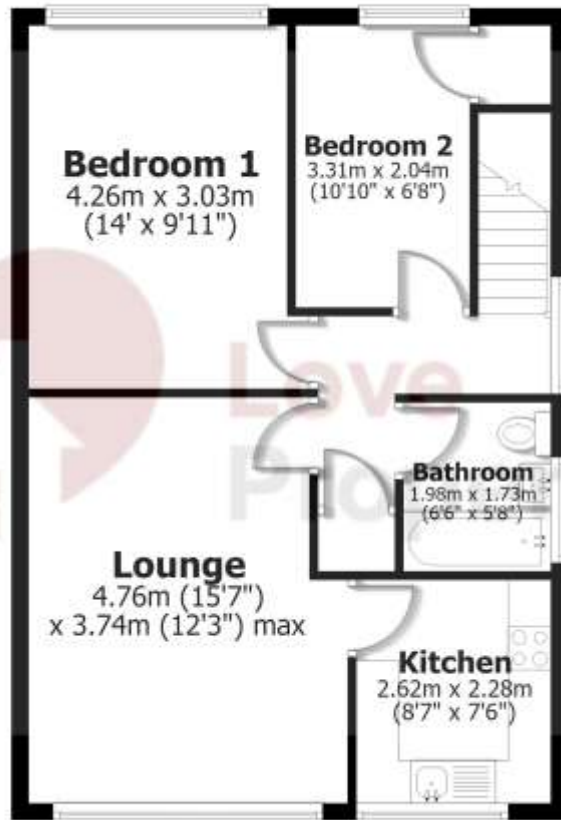
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Floor Plan

Approx. 55.8 sq. metres (600.8 sq. feet)



Total area: approx. 55.8 sq. metres (600.8 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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