



# SHELDON COURT, WAGON LANE

BIRMINGHAM, B26 3FQ

£1,100  
PCM

Sheldon Court Development | Secure Entrance | Modern Kitchen with Integrated Appliances | Excellent Location with Transport Links | Double Glazing Throughout

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## Description

A superb one-bedroom residence situated within the sought-after Sheldon Court development on Wagon Lane, B26. This contemporary apartment offers modern living in a well-connected and vibrant part of Sheldon, with excellent access to Birmingham City Centre, public transport links and local amenities.

Positioned on the third floor, the apartment boasts a bright and welcoming interior with a spacious open-plan living area that seamlessly combines lounge and kitchen space, perfect for everyday living and entertaining. The kitchen is fitted with integrated appliances and provides ample workspace for modern lifestyles.

The double bedroom offers a comfortable retreat with good proportions, while the contemporary shower room features stylish fixtures and finishes. The interior has been finished to a high standard throughout with electric heating and double glazing for comfort and energy efficiency.

Residents benefit from a secure entry system and lift access for ease of access to upper floors.

Sheldon Court enjoys a fantastic location with local shops and services on your doorstep and excellent transport options, including regular bus routes into Birmingham City Centre.

Properties within this development are always in high demand. Contact us today on 0121 455 7727 to arrange your viewing and secure this fantastic apartment before it's gone.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	62 D
39-54	E		
21-38	F		

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OFFICE

22 Harborne Road

Birmingham

West Midlands

B15 3AA

0121 455 7727

[info@davidsonstates.co.uk](mailto:info@davidsonstates.co.uk)

[www.davidsonstates.co.uk](http://www.davidsonstates.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements