

Lydon Court, Coventry Road, Sheldon, Birmingham

burchell edwards

Lydon Court, Coventry Road, Sheldon, Birmingham, B26 3PG

for sale offers over **£65,000**







Property Description

Offered with no upward chain, this two-bedroom over 55s flat provides an excellent opportunity for buyers looking to modernise and add value. The property requires updating throughout but offers well-proportioned accommodation and plenty of potential to create a home to suit individual tastes.

The flat comprises an entrance hallway, a bright and spacious living/dining room, a separate kitchen in need of refurbishment, two good-sized bedrooms, and a bathroom fitted with a traditional suite. Both bedrooms offer flexibility for residential or home-working needs.

Residents benefit from access to attractive communal gardens, providing outdoor space without the maintenance of a private garden. Ideally suited to first-time buyers, investors, or downsizers, the property is conveniently located close to local amenities and transport links.

Early viewing is recommended to appreciate the opportunity on offer.

Hallway

Lounge

With double glazed windows to the front aspect, an electric heater and ceiling light point.

Kitchen

With double glazed window to the rear aspect, wall and base units with worktops over incorporating a sink and drainer, electric cooker point, plumbing and space for a washing machine and a ceiling light point.

Bedroom One

Double glazing to the front aspect, electric heater and ceiling light point.

Bedroom Two

Double glazing to the front aspect and ceiling light.

Communial Gardens

Patio area and laid lawns.







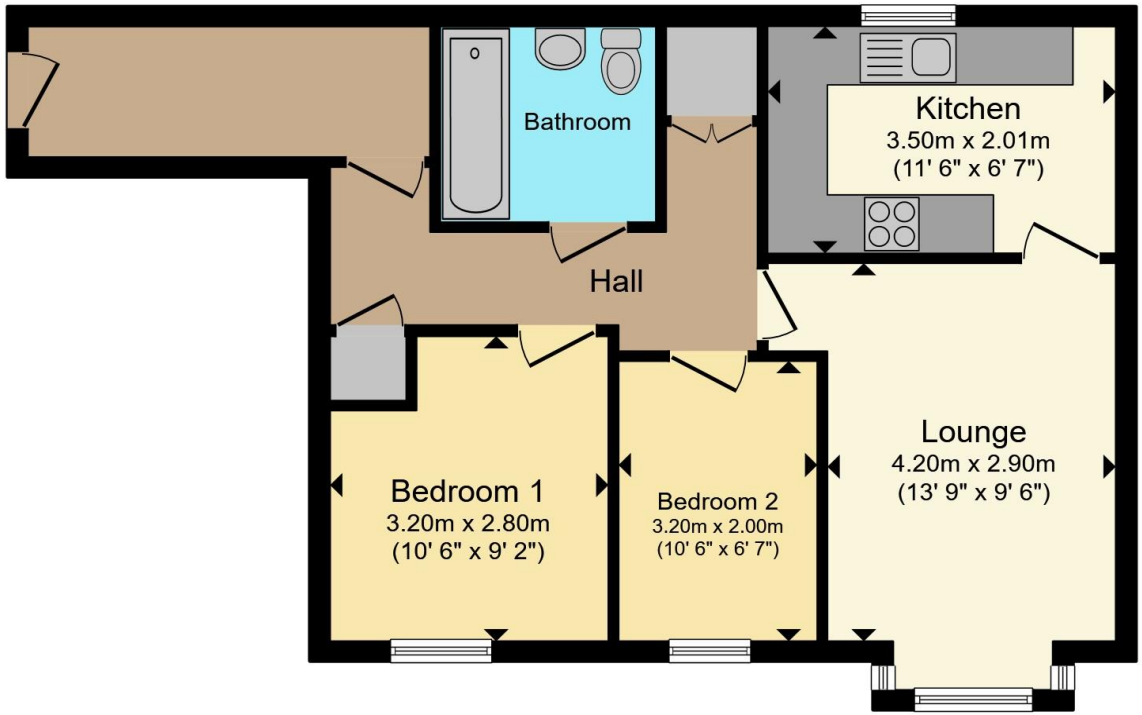












Total floor area 54.7 m² (589 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

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EPC Rating: E

Council Tax Band: B

Service Charge: 2948.76

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SHL211643

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2016. 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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