



smarthomes

Park Gate, Coventry Road

Sheldon, Birmingham

- An Extremely Well Presented Fourth Floor Apartment
- Large Double Bedroom & Shower Room
- Spacious Lounge/Kitchen/Diner
- Communal Roof Gardens & Gym Access

£140,000

Current EPC Rating - D
Current Council Tax Band - A





Property Description

An extremely well presented fourth floor apartment situated in a most convenient location for local shopping, commuting routes and Sheldon Country Park. The development benefits from a gym, rooftop garden and concierge service and the apartment itself offers accommodation comprising an open plan lounge/kitchen/diner, double bedrooms, modern shower room and a secure allocated parking space



Rooms & Measurements

Entrance Hallway

Open Plan Lounge/Kitchen/Diner 15' 8" x 10' 5" (4.8m x 3.2m)

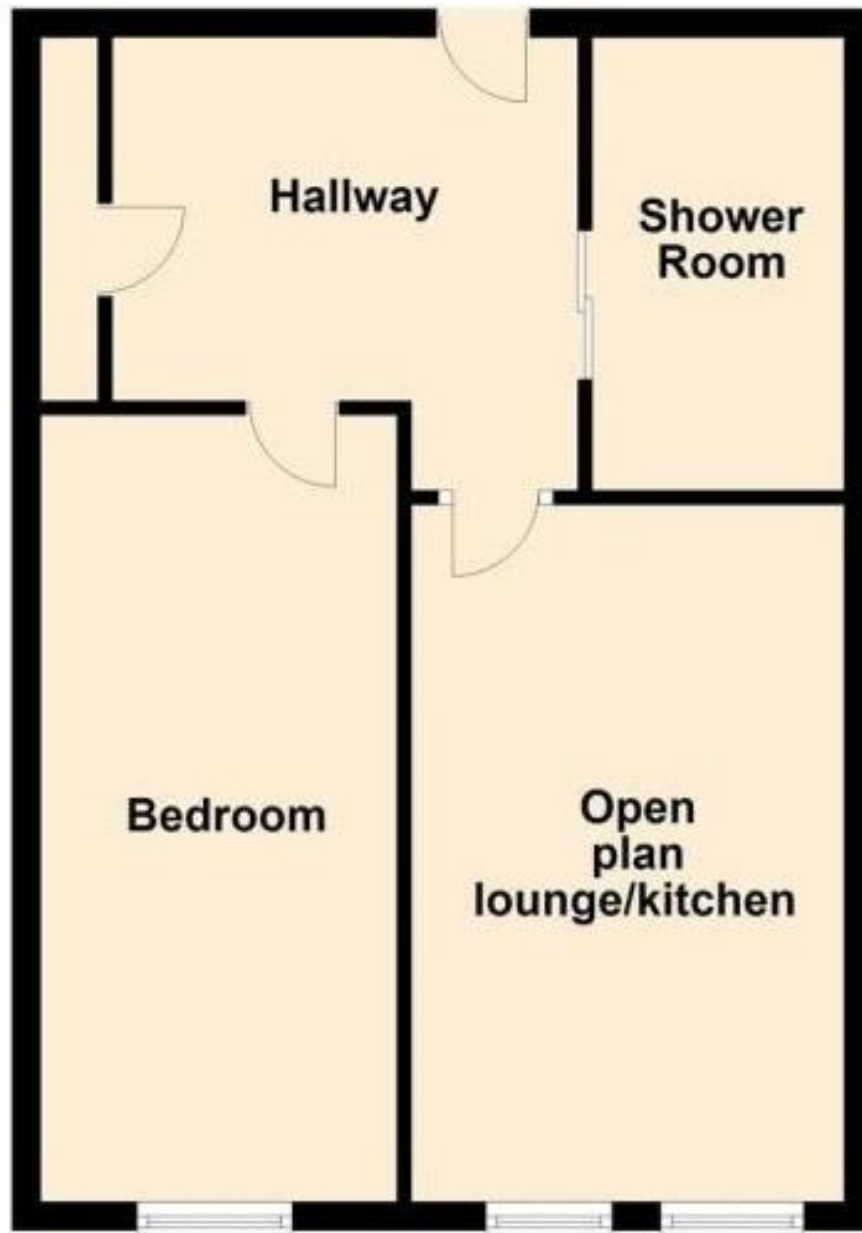
Double Bedroom 18' 4" x 8' 6" (5.6m x 2.6m)

Modern Shower Room 7' 10" x 4' 3" (2.4m x 1.3m)

Tenure

We are advised by the vendor that the property is leasehold with approx. 244 years remaining on the lease, a ground rent of approx. £150 per annum and a service charge of approx. £2,300 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - A





316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate 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 are advised to recheck the measurements.