

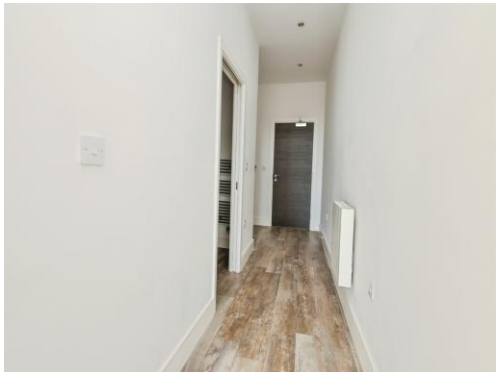
Park Gate Coventry Road
Sheldon Birmingham

burchell edwards

Park Gate Coventry Road
Sheldon Birmingham B26 3YU

for sale
£115,000







Property Description

Situated on the highly convenient Coventry Road in Sheldon, Birmingham, this beautifully presented open-plan apartment offers stylish, modern living in a location perfectly suited to young professionals and commuters alike.

Recently redecorated throughout to a high standard, the property boasts a contemporary open-plan layout that seamlessly combines the kitchen, lounge and bedroom areas, creating a bright and versatile living space.
Tastefully finished with modern décor and a neutral colour palette, the apartment provides a welcoming environment ready for immediate occupation.

The well-appointed kitchen offers ample storage and workspace, while the living area provides plenty of room for relaxing and entertaining.
The sleeping area has been thoughtfully incorporated into the layout, maximising the available space without compromising comfort.

Benefitting from a modern shower room and excellent natural light, the property is ideally suited to those seeking low-maintenance living in a prime location.
Residents will enjoy immediate access to a wide range of local shops, supermarkets, restaurants and everyday amenities, all within easy reach.

Excellent transport links are available nearby, including regular bus services along Coventry Road, convenient access to Birmingham City Centre, Solihull and the NEC.

Entrance Hall

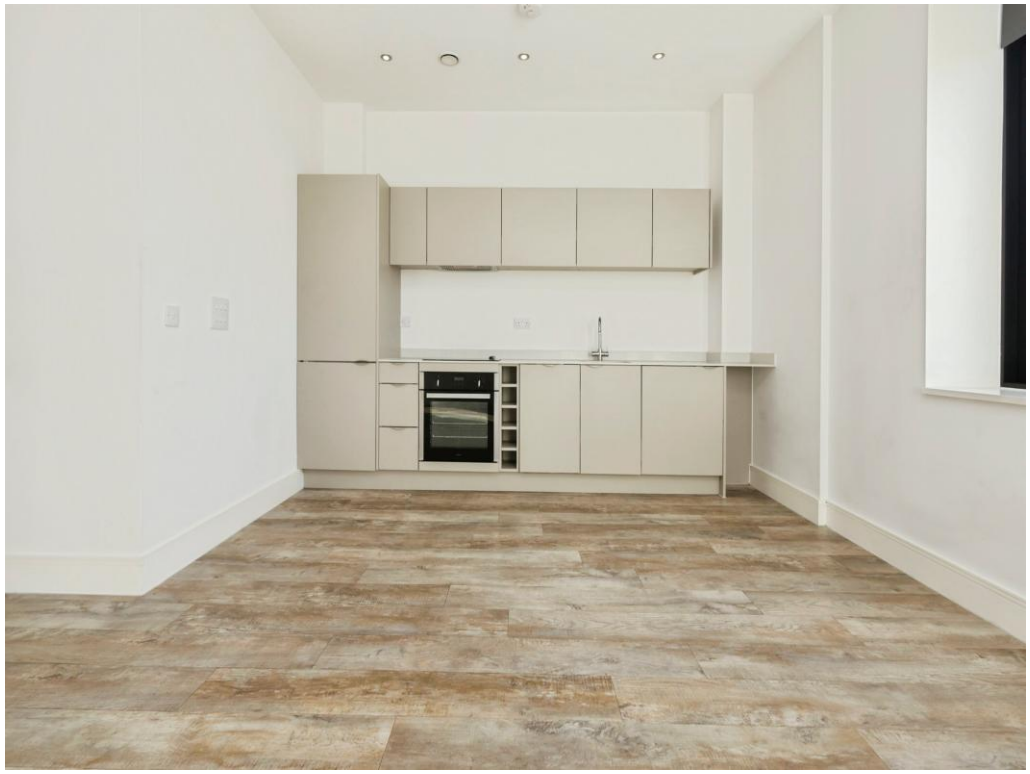
Spotlights, radiator, wall sockets

Kitchen/Lounge/Bedroom

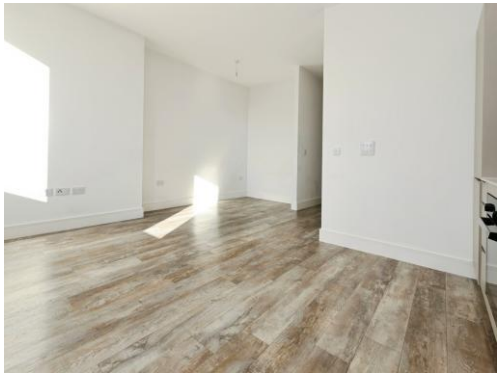
Irregular Shaped Room 16' 8" x 11' 11" (5.08m x 3.63m)
Open plan kitchen, lounge and bedroom, double glazing, spotlights and ceiling light, radiator, wall and base units, integrated appliances

Shower Room

7' 7" x 6' 1" (2.31m x 1.85m)
Walk in shower, vanity unit, w.c, radiator

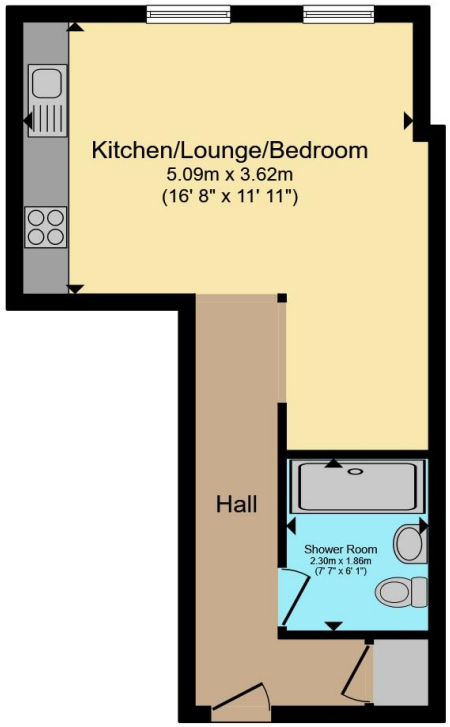












Total floor area 35.5 m² (382 sq.ft.) approx

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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2208 Coventry Road Sheldon
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EPC Rating: Awaited

Service Charge: 2018.00

Ground Rent: 180.00

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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