



smarthomes

## Park Gate

Coventry Road, Sheldon, B26 3DF

- An Extremely Well Presented Fourth Floor Apartment
- Double Bedroom
- Open Plan Lounge/Kitchen/Bathroom
- One Secure Allocated Parking Space

**£160,000**

EPC Rating - 67

Current Council Tax Band - A





## Property Description

Park Gate is situated in an ideal spot for commuters, approx. 2 miles from Birmingham Airport, 3 miles from Solihull Town Centre and 5 miles from Birmingham City Centre. The building is accessed via a secure communal entrance leading to a concierge desk and fully equipped residents gym. Lift and stair access rising to all floors and giving access to the rooftop garden with seating and exercise bars. On the fourth floor a private entrance door leads into



### **Entrance Hallway**

With ceiling spot lights, LVT flooring, electric wall heater, intercom system, utility cupboard housing a hot water cylinder and door leading off to

### **Open Plan Lounge/Kitchen/Diner**

15' 8" x 10' 5" (4.8m x 3.2m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating an inset sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Integrated fridge/freezer, dishwasher and washer/dryer, tiling to splash back areas, LVT flooring, wall mounted electric heater, ceiling spot lights and light point and two double glazed windows with far reaching views



### **Double Bedroom**

18' 4" x 8' 6" (5.6m x 2.6m) With a double glazed window with far reaching views, wall mounted electric heater and ceiling spot lights



### **Modern Shower Room**

7' 10" x 4' 3" (2.4m x 1.3m) Being fitted with a modern white suite comprising of a large shower enclosure, vanity wash hand basin and a low flush W.C. Chrome electric heated towel rail, Porcelanosa tiling to splash prone areas, LVT flooring and ceiling spot lights





## Tenure

We are advised by the vendor that the property is leasehold with approx. 248 years remaining on the lease, a ground rent of approx. £144 per annum (reviewed every 5 years in line with RPI) and a service charge of approx. £1,260 every 6 months (we are advised by the vendor that this is due to decrease and includes a significant one-off uplift due to a back charges) 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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@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 and 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.