



smarthomes

## Aimsbury Court, Coventry Road

Sheldon, Birmingham, B26 3PN

- A Spacious First Floor Apartment
- Two Double Bedrooms
- Lounge
- Fitted Kitchen

**£135,000**

EPC Rating – TBC  
Council Tax Band - B







## Property Description

The property is set in a purpose built apartment block with gated access to side leading to communal gardens, intercom telephone system and communal front door with staircase leading to this first floor apartment with front door leading through to

## Entrance Hall

With ceiling light point and doors radiating off to



### **Lounge to Rear**

13' 0" x 13' 6" (3.96 x 4.11) With ceiling light point, wall mounted electric storage heater and double glazed window to rear elevation



### **Kitchen to Front**

12' 10" x 7' 11" (3.91 x 2.41) Being fitted with a range of matching wall and base units, roll edge work surface incorporating stainless steel style single drainer sink with mixer tap over, built in electric oven with four ring electric hob, space and plumbing for washing machine, tiling to water prone areas, tiled flooring, strip light to ceiling and double glazed window to front elevation



### **Bedroom One to Rear**

12' 10" x 12' 5" (3.91 x 3.78) With ceiling light point, wall mounted electric storage heater, double glazed window to rear elevation and floor to ceiling fitted wardrobes with mirrored sliding doors



### **Bedroom Two to Front**

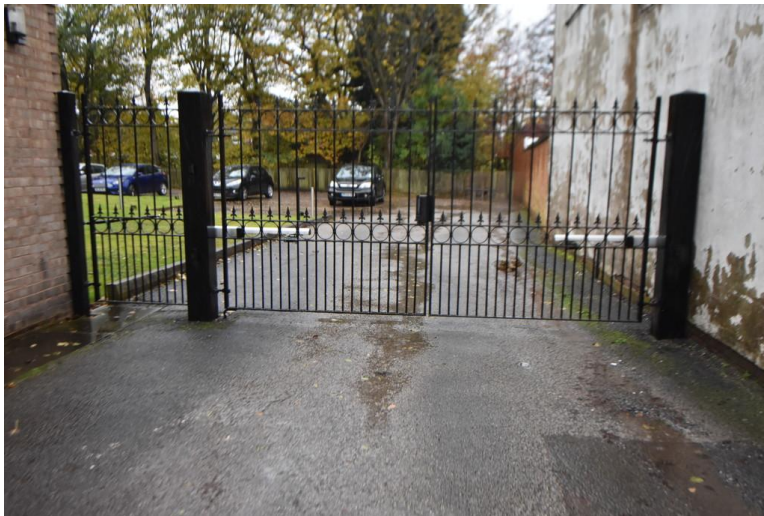
16' 2" x 9' 0" (4.93 x 2.74) With ceiling light point, wall mounted electric storage heater and double glazed window to front elevation





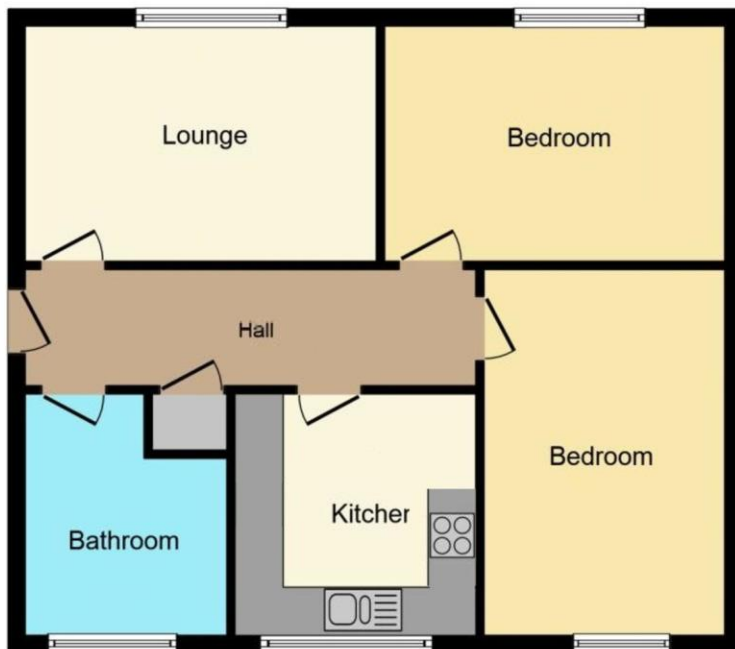
## Bathroom

Being fitted with a three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over, tiling to water prone areas, tiling to floor and ceiling light point



## Tenure

We are advised by the vendor that the property is leasehold with approx. 136 years remaining on the lease, a service charge of approx. £1,400 per annum and a peppercorn ground rent but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges



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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