



**56 New Coventry Road, Sheldon, B26 3BF**

**£795**

\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* A superbly presented, modern furnished apartment which is ideally located for all local facilities and transport links. With a contemporary interior, this property comprises hallway, open plan living with a fully integrated kitchen, Juliette balcony, two double bedrooms with an en suite shower room to the master bedroom and a stunning bathroom. Further benefiting from sound proof double glazing, electric heating and an allocated parking space. This apartment is available immediately on a furnished basis

## **Entrance Hall**

Intercom system, laminate wood flooring, storage cupboard, ceiling light point and doors to:-

### **Open Plan Living Area 25'2 x 12' (max) (7.67m x 3.66m (max))**

#### **Lounge Area**

Double glazed French doors onto the balcony, electric heater, laminate flooring, power point and ceiling light point

#### **Fully Integrated Kitchen Area**

Fitted with a range of eye level and base units with a work surface over incorporating a stainless steel sink/drainer unit with mixer tap. Fitted electric oven with an electric hob and extractor hood over, glass splash back, integrated dishwasher, washing machine and fridge/freezer, ceiling spotlights, power points and ceiling light point.

#### **Master Bedroom 17'9 (max) x 8'9 (5.41m (max) x 2.67m)**

Double glazed window, electric heater, built in wardrobe, laminate flooring, ceiling light point, power point and door to;

#### **En-Suite Shower Room**

Fitted with a modern white suite comprising shower cubicle with thermostatic shower over, wall mounted sink and low level flush WC. Tiling to a full height throughout, heated towel rail and ceiling spotlights.

#### **Bedroom Two 13'3 x 8'1 (4.04m x 2.46m)**

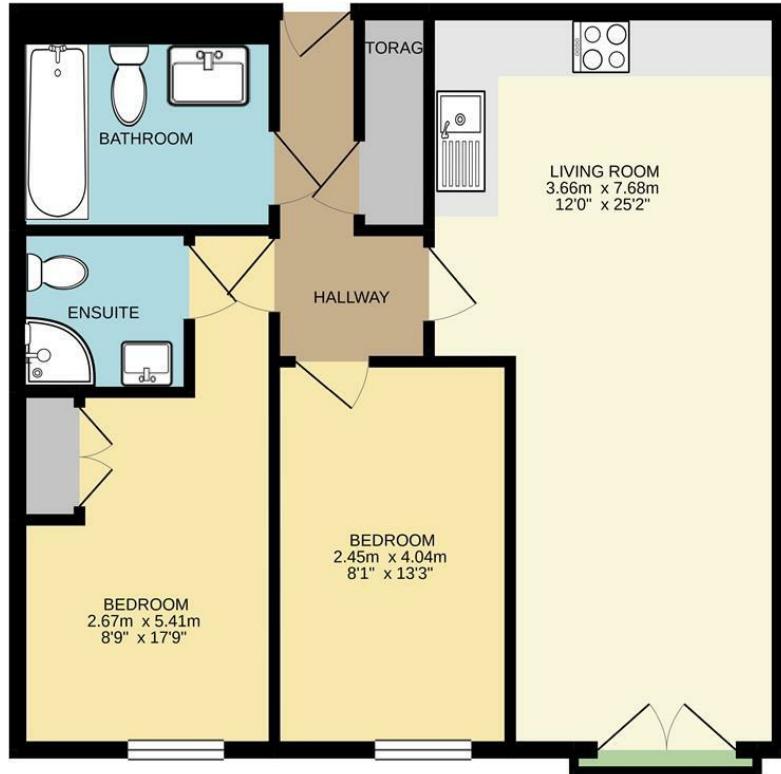
Double glazed window, electric heater, laminate flooring, ceiling light point and power points.

#### **Stunning Bathroom**

Fitted with a modern white suite comprising panelled bath with shower over and shower screen, wall mounted vanity sink and low level flush WC. Tiling to a full height throughout, heated towel rail, extractor fan and ceiling spotlights.

## Floor Plan

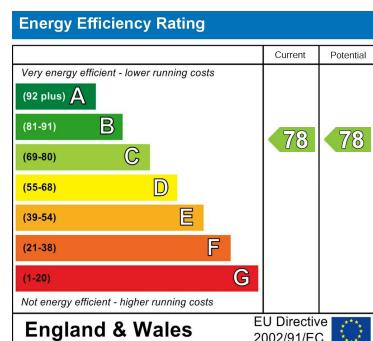
FIRST FLOOR  
60.3 sq.m. (649 sq.ft.) approx.



## Area Map



## Energy Efficiency Graph



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