

**AP MORGAN**



**Coventry Road, Sheldon, Birmingham**  
Asking Price £300,000

### Features:

- Well-Presented Three-Bedroom Semi-Detached Home in a Popular Location
- Spacious Through Lounge/Dining Room Offering Versatile Living Space
- Private Driveway Providing Off-Road Parking
- Convenient Ground Floor Layout Including a Separate Kitchen
- Three Good-Sized Bedrooms on the First Floor
- Modern Family Bathroom
- Easily Maintained Rear Garden with an Additional Garden Room
- Excellent Location with Close Proximity to Amenities, NEC, Airport, & Transport Links

### Description:

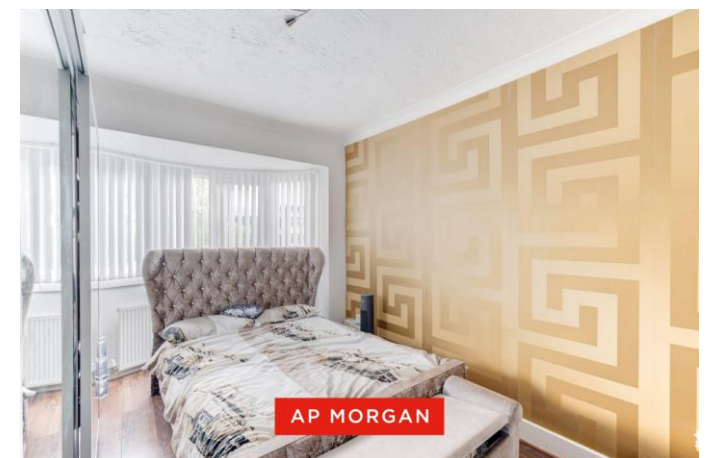
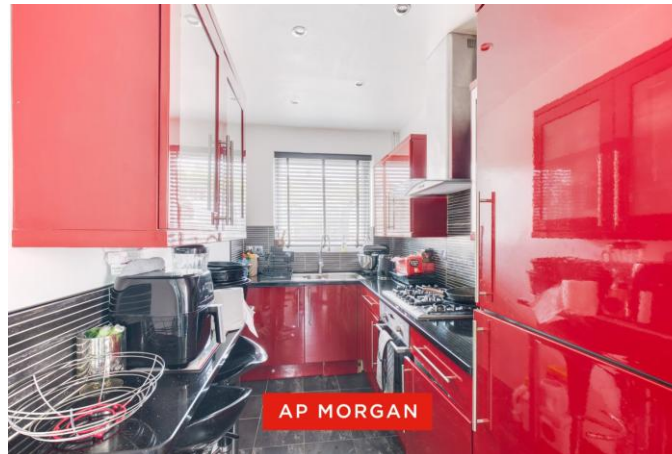
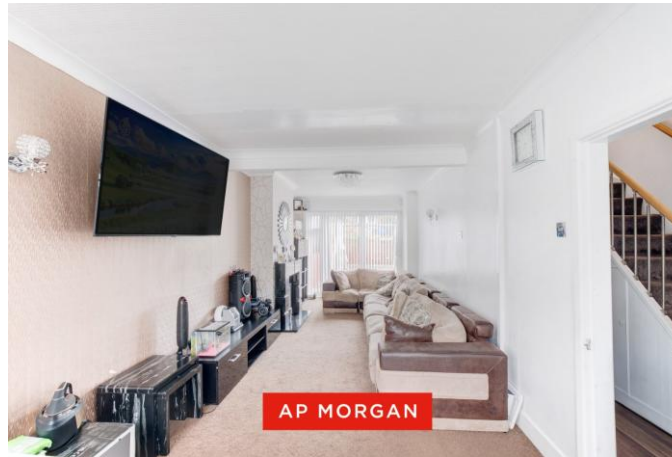
Situated in a popular location is this well-presented three-bedroom semi-detached home, boasting a spacious through lounge/dining room. The property is approached via a private driveway.

Upon entering, you are greeted by a porch that leads into the hall, featuring stairs to the first floor and access to the lounge/dining room and kitchen. The Lounge/Dining Room is a particularly notable space, offering ample room for both relaxation and dining. The kitchen is fitted with a range of units and appliances and provides pleasant views over the rear garden.

The first floor accommodates a landing that provides access to all three bedrooms and the bathroom. Bedroom one is a well-proportioned double bedroom with plenty of space for wardrobes. Bedroom two, another double bedroom, overlooks the rear garden. Bedroom three is a single bedroom, suitable for a child or as a home office. The bathroom is fitted with a modern suite, including a bath with a shower over, a wash hand basin, and a WC.

Externally, the property features an easily maintained rear garden with an added garden room, perfect for entertaining or as a home office.

The property's location is highly convenient, with close proximity to eateries, shops, and amenities. It is also just a short distance from the NEC, International Train Station, and Birmingham International Airport, with excellent transport links and motorway networks easily accessible.



**Details:**

**Porch** 5'10" x 3'9" (1.78m x 1.14m)

**Hall**

**Lounge/Dining Room** 24'3" x 9'10" (7.4m x 3m)

**Kitchen** 13'1" x 5'10" (4m x 1.78m)

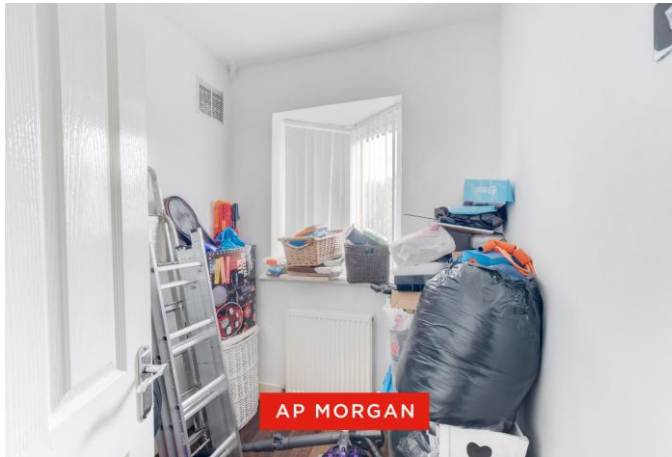
**Landing**

**Bedroom 1** 13'11" x 9'11" (4.24m x 3.02m) Both Max

**Bedroom 2** 13'1" x 9'11" (4m x 3.02m) Both Max

**Bedroom 3** 8' x 6' (2.44m x 1.83m) Both Max

**Bathroom** 10'1" x 6'5" (3.07m x 1.96m) Both Max



**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.

## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

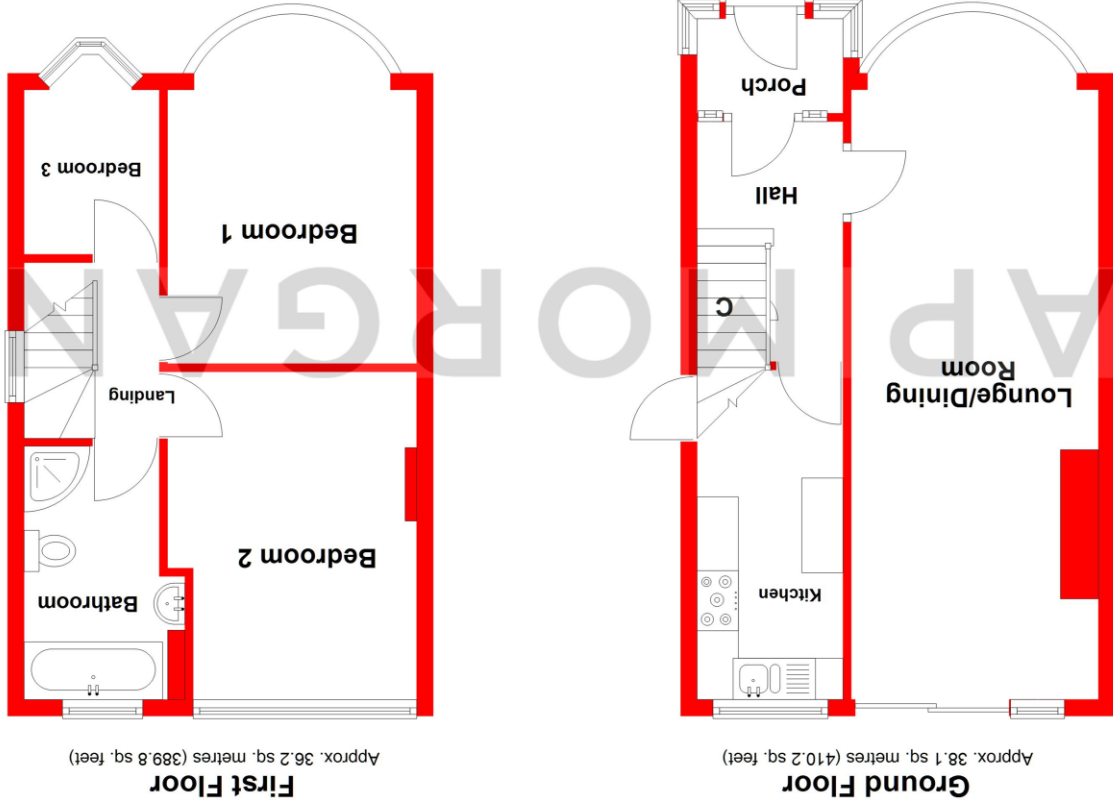
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanlP.

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