

ARIEL HOUSE

SHELDON



Sheldon Park

Restylin' this original 1970s four storey former home of TSB Bank into
57 cool new one and two bed apartments.

40

ONE BEDS
From £179,995

51

GATED
Parking Spaces

17

TWO BEDS
From £238,725
incl. parking



KEY FACTS

Developer:	Elevate Property Group
Address:	2136 Coventry Road, Sheldon, B26 3JW
Estimated Completion:	June July 2025
Number of units:	57
Expected Yield:	Net Yield Circa 5.5%
Lease Length:	250 Years
Ground Rent:	Zero
Service Charges:	Service Charge Est £2.30 psf



THE BEST PLACES TO LIVE ARE THOSE THAT PEOPLE FEEL INVESTED IN.

If you've been east of the city centre to Birmingham International Airport then you'll have passed Ariel House with its white window-lined facade and 'boxy' architecture. Standing like a homage to 70s modernism, this is a building that's very much in tune with its heritage.



DEVELOPMENT VIEW



LOCATED IN BIRMINGHAM

Sheldon is taking off in more ways than one. Perfectly situated, it's close enough to central Birmingham to make you feel in touch with the fantastic things the city's got a reputation for, it's also a short ride away from BHX, Birmingham International Airport and train station.

This House is also home to flavours from all over the globe and crank up the amps at Resorts World leisure complex. There is an abundance of the green open space too, Sheldon Country Park could be your new neighbour. Ariel House is on the cusp of everything the West Midlands has to offer from big city culture to countryside cool it's all just a few moments away.



LIVING ROOM



BEDROOM



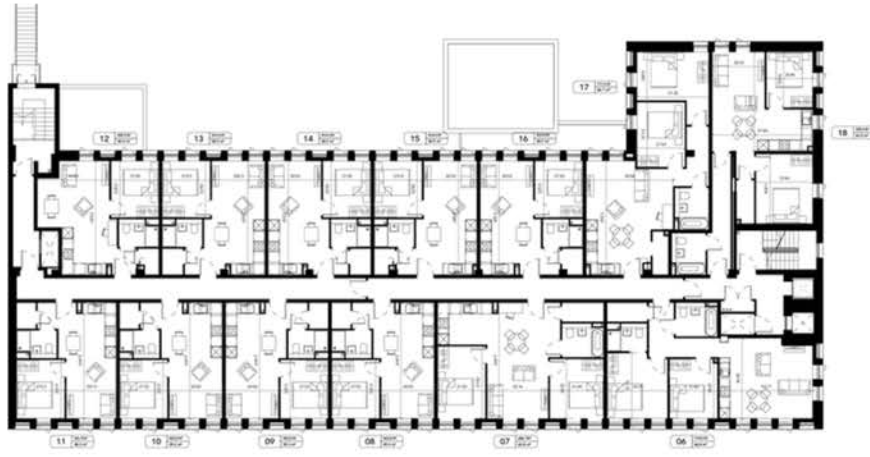
KITCHEN



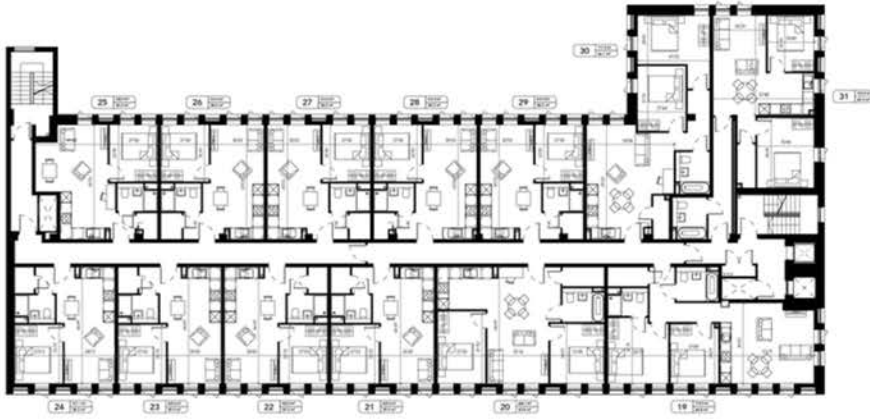
BATHROOM



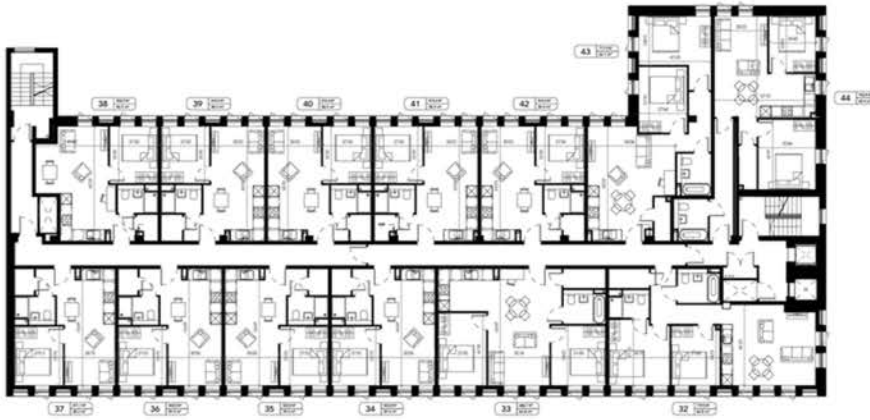
FIRST FLOOR



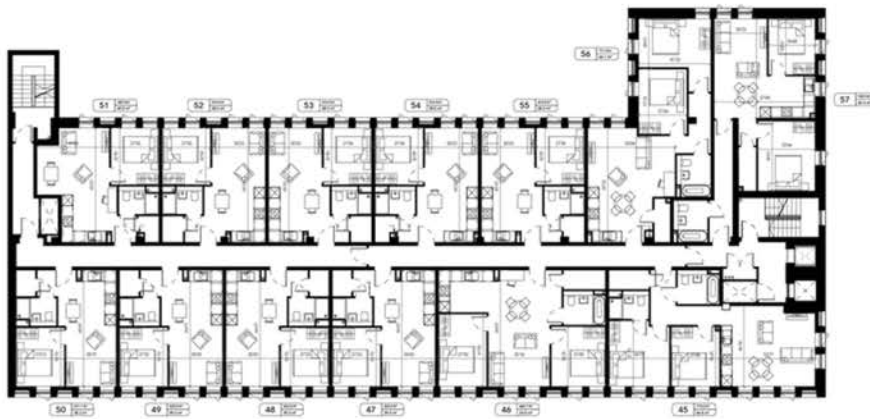
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



**ARIEL
HOUSE**

SPECIFICATIONS

SERVICES

Mains connected Electric, Water and Drainage.

LIGHTING

Low energy recessed LED spots to kitchen and bathrooms, under cupboard LED to kitchen, pendants to living room and hall.

CERAMIC TILING

High quality ceramic tiles to bathrooms and part tiled walls in wet areas.

FLOORING

Carpets in bedrooms and LVT throughout other than in wet areas.

DOOR ENTRY

Keypad entry to communal entrance with intercom access from apartments, with CCTV monitoring of entrances.

TELEPHONE & DATA

Virgin/BT incoming high-speed cable to each individual apartment.

HEATING & WATER

Electric heating throughout with stylish WiFi controlled panel heaters, hot water cylinder with electric immersion provided by air source heat pump with heat exchanger. MVHR ventilation system per unit.

KITCHEN

Contemporary kitchens with a range of fitted floor and wall units complete with modern square edge laminate work tops. High-quality appliances including electric cooker, hob and extractor, built in fridge/freezer, integrated dishwasher and integrated washer/dryer in all apartments. SANITARY WARE - High quality sanitaryware and brassware, mains pressure hot water, shower tray and screen in 1 beds, addition of a bath in 2 beds.

SKIRTING & ARCHITRAVE

Pencil round skirting and architrave finished in white eggshell paint.

ELECTRICAL

Brushed stainless steel light switches and sockets incorporating USB points in kitchen and bedrooms for convenient device charging.

DOORS

Contemporary doors throughout including brushed stainless-steel ironmongery, fire rated doors where applicable.

FIRE PROTECTION

Fire protection sprinklers throughout including stand-alone smoke/heat detectors.

ACOUSTICS

Noise reduction measures including acoustic treatment to floors and internal walls and enhanced acoustic ratings to external windows.

TV DISTRIBUTION

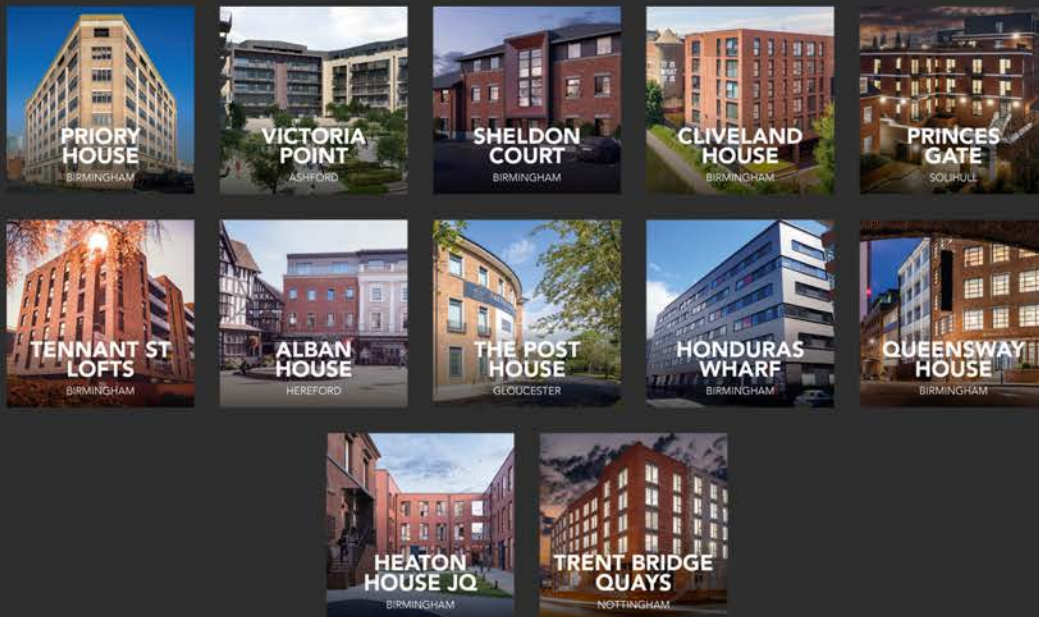
Digital aerial and Freeview signal distribution to TV point in living room and bedroom.



DEVELOPER

Elevate Property Group have 30 years industry experience in land acquisition, design, planning and construction.

With £150m cash funding and a nationwide reputation for excellence, their aim is to provide "creative and unique homes that make a statement yet still perform as functional living spaces". Elevate have built award winning developments and delivered more than 1000 apartments in previously completed developments:



EXCLUSIVE RESIDENTIAL
DEVELOPMENTS BY ELEVATE

Midlands Residential Developer of the Year

CASE STUDY



COMPLETED
2021

SHELDON COURT
LAUNCH PRICE: £140,000

+20% GROWTH

INITIAL RENT (JUNE 2021)
£750/MONTH

CURRENT RENT
£900/MONTH



COMPLETED
2023

SWAN COURTYARD
LAUNCH PRICE: £165,000

+18% GROWTH

OFF PLAN RENT AVG.
£825/MONTH

CURRENT RENT AVG.
£975/MONTH



COMPLETED
OFF-PLAN

INTERCHANGE
LAUNCH PRICE: £118,000

+33% GROWTH

OFF PLAN RENT AVG.
£600/MONTH

CURRENT RENT AVG.
£800/MONTH



COMPLETED
OFF-PLAN

PARK GATE
LAUNCH PRICE: £134,000

+21% GROWTH

OFF PLAN RENT AVG.
£700/MONTH

CURRENT RENT AVG.
£850/MONTH

STRONG **CAPITAL** APPRECIATION

Recent price increases suggest a consistent upward trend in property values.

PROVEN **RENTAL** GROWTH IN AREA

Previous developments show an 18-20% increase in rental income.

COMPETITIVE **RENTAL YIELD**

With rental demand rising, Ariel House presents a compelling investment opportunity.

INITIAL DOWNPAYMENT
20% REQUIRED

Ariel House is well-positioned for both rental income growth and capital appreciation.

RESERVATION PROCESS

Reservation deposit £5,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents

20%

on exchange

80%

on completion

LEGAL INFORMATION

Buyers Recommended Solicitor
Riseam Sharples



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