

AP MORGAN



Newman Square, Solihull
Fixed Price £239,995

Features:

- Modern penthouse apartment
- Two double bedrooms
- Spacious open-plan kitchen/living room with balcony
- Two allocated parking bays
- Modern bathroom & en-suite
- Ideal purchase for working professionals
- Convenient location with nearby Village gym & commuter routes

Description:

An excellent opportunity to purchase this stunning, modern two-bedroom penthouse apartment, located within a highly sought-after development in Shirley, Solihull. The property features two double bedrooms, two bath/shower rooms, and a spacious open-plan kitchen/living room with access to a private balcony.

The property benefits from two allocated off-road parking spaces within Newman Square, as well as communal bike store areas. It is an ideal purchase for working professionals, being situated close to a Village Gym and spa with pool, and residents benefit from discounted membership.

The apartment building is accessed via a secure entrance door with an intercom system for visitors. The communal stairway is bright and well-presented, with doors to both the front and rear. Inside, the apartment briefly comprises a spacious entrance hall with a cloaks storage cupboard, with doors leading off to an impressive dual-aspect open-plan kitchen/living room, which provides access to the private balcony. The kitchen is well appointed with ample base and wall units, a sink with drainer, integrated fridge/freezer, integrated dishwasher, electric oven, and gas hob.

The spacious master bedroom is a bright and comfortable room with space for a large double bed and additional freestanding furniture. It also benefits from a private ensuite shower room, fitted with a pedestal basin, WC, and mains-fed shower cubicle. Bedroom Two is another generous double room, currently used as a nursery, and is conveniently located near the main bathroom. The family



bathroom is modern and includes a bathtub, separate enclosed shower, WC, and pedestal basin.

We have been advised that the property is leasehold with approximately 996 years remaining, with a service charge of approximately £100.29 per month and no ground rent.

Shirley is a highly regarded area offering excellent amenities and transport links. The vibrant high street provides a mix of well-known retailers, independent shops, and a variety of restaurants and pubs. Reliable bus services give easy access to Birmingham city centre and Solihull town, while nearby train stations offer regular services to Birmingham, Leamington Spa, Stratford-upon-Avon, and London Marylebone. The M42 is close by, with Birmingham International Airport and the NEC just a short drive away. Solihull's Touchwood Development is also within easy reach for further shopping, dining, and entertainment options.

Details:

Entrance Hall

Open Plan Lounge/Dining/Kitchen 6.8 x 3.12

Bedroom One 3.63 x 3.1

En-suite 1.57 x 1.7

Bedroom Two 3.63 x 2.57

Bathroom 1.9 x 2.87

EPC Rating: B

Council Tax Band: B (tbc by solicitors).

Tenure: Leasehold (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

Property to sell?

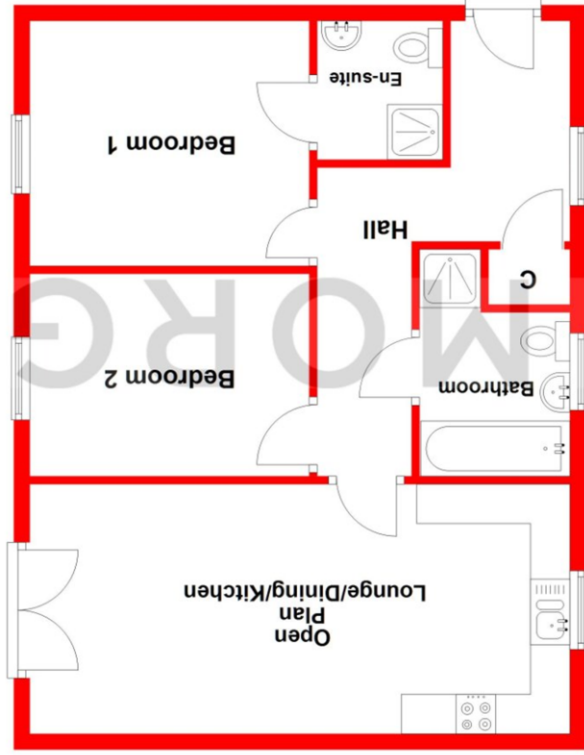
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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Identity Checks

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Second Floor
Approx. 62.0 sq. metres (667.3 sq. feet)

Total area: approx. 62.0 sq. metres (667.3 sq. feet)

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 PlanUp.

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