

**AP MORGAN**



**Parkgate Mews, Shirley, Solihull**  
Offers in the region of £250,000



### Features:

- Great Location
- Luxury Ground Floor Apartment
- Excellent Condition Throughout
- Open Plan Living
- Fantastic Views Over Shirley Park
- Huge Terrace
- Secure parking
- Central to Local Amenities and Shops

### Description:

Situated in a great location is this two-bedroom luxury ground floor apartment.

The property is approached via secure gated parking, offering both convenience and peace of mind within this exclusive development.

This spacious and well-presented two-bedroom apartment offers contemporary open-plan living, ideal for modern lifestyles. The welcoming hallway leads into a bright and stylish open-plan kitchen, dining, and living area, finished to a high standard and flooded with natural light from doors that open out onto a generous private terrace—perfect for entertaining or relaxing outdoors.

The apartment comprises two well-sized bedrooms, including a master bedroom with en-suite shower room, and a second double bedroom ideal for guests or a home office. A sleek and modern family bathroom and a useful storage cupboard complete the interior layout.

Externally, the standout feature is the large private terrace, offering a rare and valuable outdoor space rarely found in apartment living.

Ideally located, the property benefits from excellent access to a wide range of local amenities and shopping areas, including nearby retail parks and high street options. It is also perfectly positioned for travel, with Birmingham Airport, the NEC, and motorway links via the M42 and M40 all within easy reach—making this an ideal home for professionals, downsizers, or investors alike.



**Details:**

**Open Plan Living** 18'8" x 11'8" (5.7m x 3.56m)

**Master Bedroom** 11'8" x 10'6" (3.56m x 3.2m) Both Max

**En-Suite**

**Bedroom 2** 8'2" x 2.42 (2.5m x 2.42)

**Bathroom** 6'8" x 5'2" (2.03m x 1.57m)

**Cupboard**

**Terrace**



**EPC Rating:** To be confirmed

**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](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?

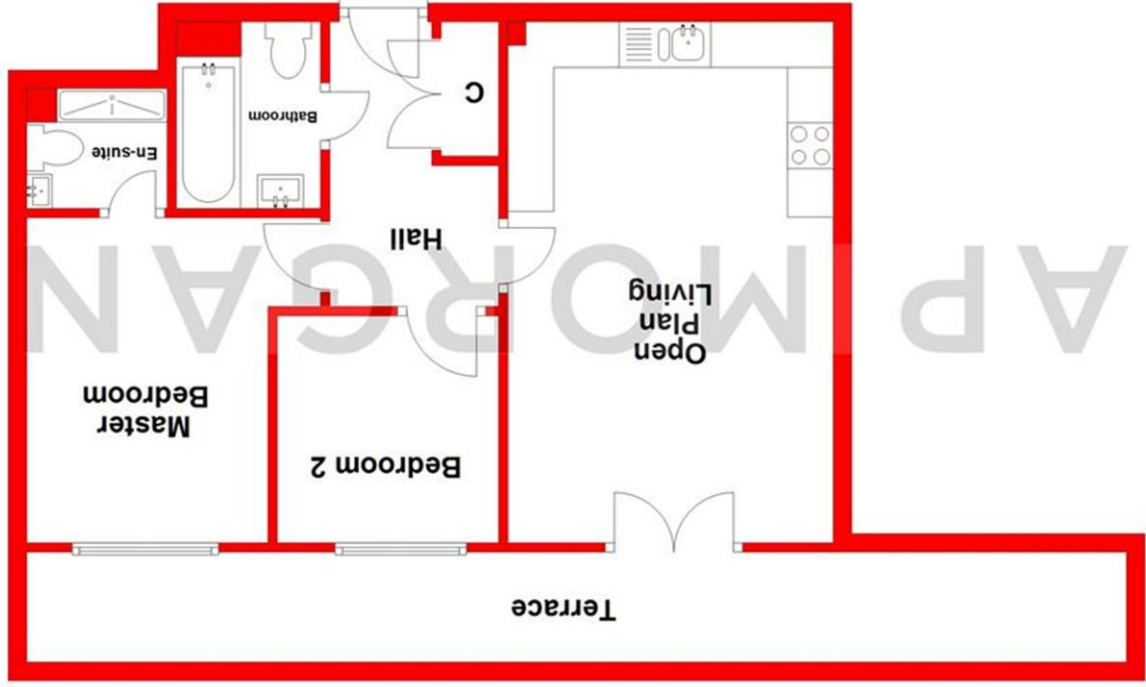
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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 £39 + 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.

### Ground Floor

Approx. 64.2 sq. metres (690.9 sq. feet)



Total area: approx. 64.2 sq. metres (690.9 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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