

AP MORGAN



Newman Square, Shirley, Solihull
Offers in the region of £208,000

Features:

- Affordable Housing Scheme!
- Great Location
- Immaculate Two Bedroom First Floor Apartment
- En-Suite To Master Bedroom
- Double Glazed & Gas Central Heating
- 2x Allocated Parking Spaces
- Balcony With Rural Views
- Close to Local Shopping Areas & Amenities

Description:

Being sold as a 'Discount to Market' (affordable housing scheme), aimed at First Time Buyers only. 100% share of the property is being sold at 80% of the share price!

An excellent opportunity to purchase this stunning, modern two-bedroom first-floor 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. 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. 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 washer/dryer, 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 an office, 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 998 years remaining, with a service charge of approximately £98 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:
Hallway

Lounge/Kitchen 21'4" x 11'10" (6.5m x 3.6m) Both Max

Master Bedroom 13'9" x 14'3" (4.2m x 4.34m) Both Max

Ensuite 7'2" x 5'5" (2.18m x 1.65m)

Bedroom 2 12'4" x 8'10" (3.76m x 2.7m) Both Max

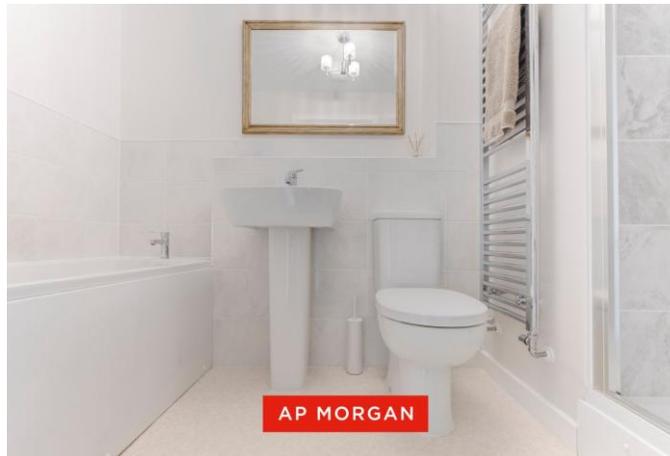
Bathroom 9'3" x 5'7" (2.82m x 1.7m) Both Max

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?

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. 66.7 sq. metres (718.2 sq. feet)



Total area: approx. 66.7 sq. metres (718.2 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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