

AP MORGAN



Newman Square, Shirley, Solihull
Offers in excess of £240,000

Features:

- 2 Bedrooms
- Open Plan Living
- En-Suite
- Bathroom
- Stunning Kitchen with integrated appliances

Description:

A VIEW WORTH ITS WEIGHT Situated in a great location is this two, double bedroom, recently constructed apartment. The property is approached via a well-maintained communal hallway, reflecting the modern and secure nature of this purpose-built development.

This two-bedroom purpose-built top floor property offers contemporary, single-level living with a spacious and functional layout. Upon entering, the hallway leads to a bright and airy open-plan living space incorporating a modern fitted kitchen with some integrated appliances and lounge area—perfect for both relaxing and entertaining.

The apartment features two generously sized double bedrooms, with the main bedroom benefiting from a stylish en-suite shower room. A separate modern bathroom and a useful storage cupboard further enhance the practicality of the layout.

Externally, the property enjoys the rare advantage of two allocated parking spaces, providing added convenience for residents or visitors.

Located in a sought-after area, the apartment is close to a wide range of local amenities, including shops, restaurants, and leisure facilities. It is also ideally positioned for access to Birmingham Airport, the NEC, and key motorway links including the M42 and M40, making it perfect for commuters and frequent travellers alike.



Details:

Open Plan Living 22'6" x 10'5" (6.86m x 3.18m)

Bedroom 1 11'8" x 10'2" (3.56m x 3.1m)

En-Suite

Bedroom 2 11'8" x 8'5" (3.56m x 2.57m)

Bathroom 9'5" x 6'3" (2.87m x 1.9m) Both Max

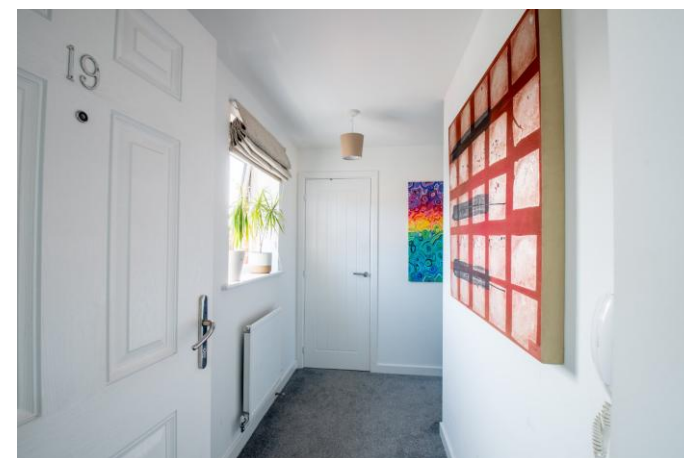


EPC Rating: B

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 Wisser 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.wissermortgageadvice.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.

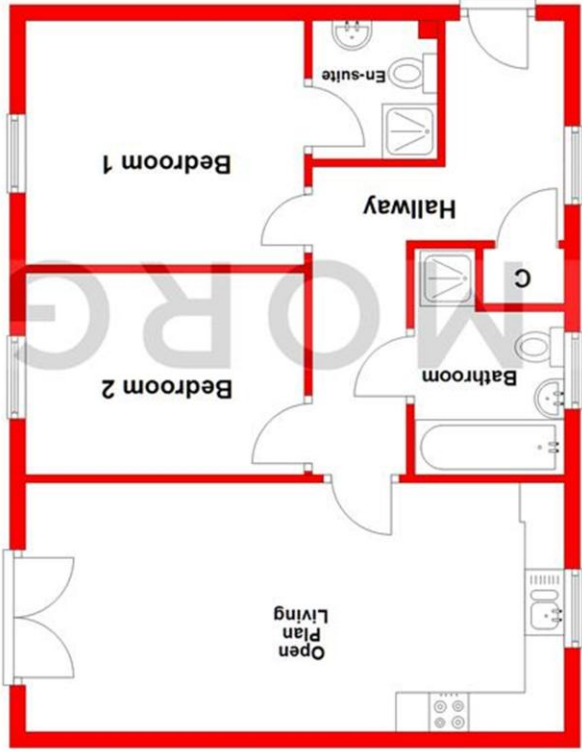
Need a solicitor?

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



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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.