

AP MORGAN



Newman Square, Shirley, Solihull
Asking Price £245,000

Features:

- Modern Two Bedroom Ground Floor Apartment
- Located Within A Highly Sought After Development
- Spacious Open Plan Kitchen And Living Area
- Private Balcony Access
- Two Double Bedrooms
- Ensuite Shower Room To Principal Bedroom
- Two Allocated Off Road Parking Spaces
- Secure Entry System With Intercom Access

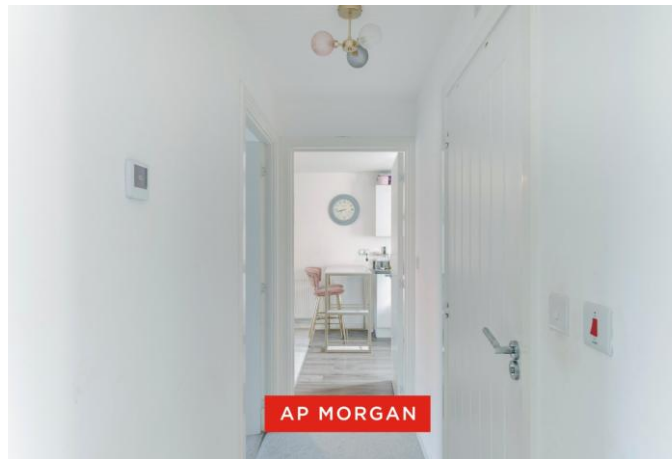
Description:

An exciting opportunity to acquire this beautifully presented, contemporary two-bedroom ground-floor apartment, forming part of a highly desirable development in Shirley, Solihull. The property offers two generous double bedrooms, two bath/shower rooms and a superb open-plan kitchen/living space with doors opening onto a private balcony.

The apartment benefits from two allocated off-road parking spaces within Newman Square, making it particularly appealing to working professionals. Residents are also within close proximity of the Village Gym and spa, complete with swimming pool, with the added advantage of discounted membership available.

Access to the building is via a secure communal entrance with intercom system for visitors. The shared areas are bright and well maintained. Internally, the apartment comprises a welcoming entrance hall with useful cloaks storage cupboard and doors leading to all principal rooms. The impressive dual-aspect open-plan kitchen/living room provides excellent natural light and direct access to the balcony. The kitchen is fitted with a range of wall and base units, a sink with drainer, integrated dishwasher, electric oven and gas hob.

The principal bedroom is a spacious and light-filled double room with ample space for freestanding furniture, complemented by a private ensuite shower room featuring a pedestal wash basin, WC and mains-fed shower cubicle. Bedroom Two is another well-proportioned double room, ideally positioned close to the main bathroom. The family bathroom is stylishly appointed and includes a bath, separate enclosed shower, WC and pedestal basin.



We understand the property is leasehold with approximately 996 years remaining. The current service charge is approximately £122 per month, with no ground rent.

Shirley remains a popular and well-connected location, offering a wide range of amenities and excellent transport links. The bustling high street features a combination of recognised retailers, independent boutiques, restaurants and public houses. Regular bus routes provide convenient access to Birmingham city centre and Solihull town centre, while nearby train stations offer services to Birmingham, Leamington Spa, Stratford-upon-Avon and London Marylebone. The M42 motorway network is easily accessible, along with Birmingham International Airport.

Details:

Hallway

Open Plan Living 22'5" x 10'3" (6.83m x 3.12m)

Balcony

Principal Bedroom 11'9" x 10'2" (3.58m x 3.1m)

Ensuite 5'9" x 5'3" (1.75m x 1.6m)

Bedroom 2 11'9" x 8'6" (3.58m x 2.6m)

Bathroom 9'5" x 6'2" (2.87m x 1.88m) 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.

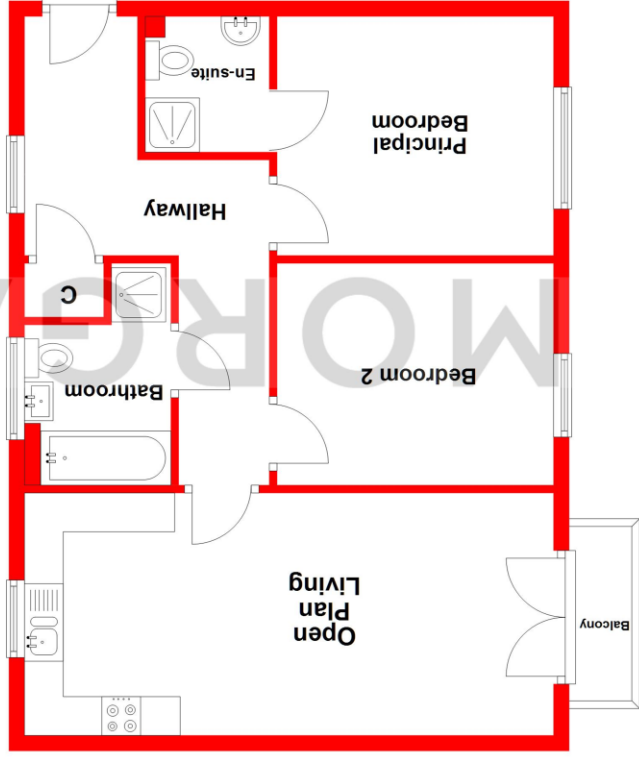
Need a solicitor?

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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 £99 + 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. 62.4 sq. metres (671.8 sq. feet)



Total area: approx. 62.4 sq. metres (671.8 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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