

**AP MORGAN**



**Richard Lewis Way, Shirley, Solihull**  
Asking Price £260,000

**Features:**

- Terrace Overlooking the Park
- Spacious Open Plan Living
- Stunning Fully Fitted Kitchen with Quartz Worktops
- Two Double Bedrooms and Ensuite to Master Bedroom
- Secure Allocated Gated Parking
- Video Entry System
- Build in the Last 5 Years
- Close to Shops, Public Transport, Restaurants, Gym and Bars

**Description:**

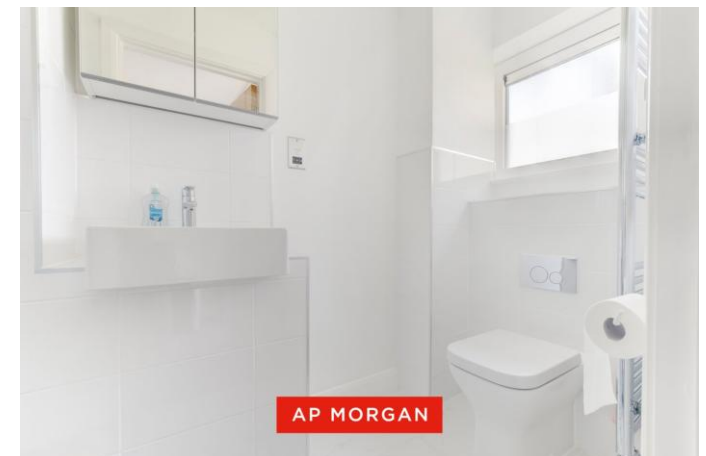
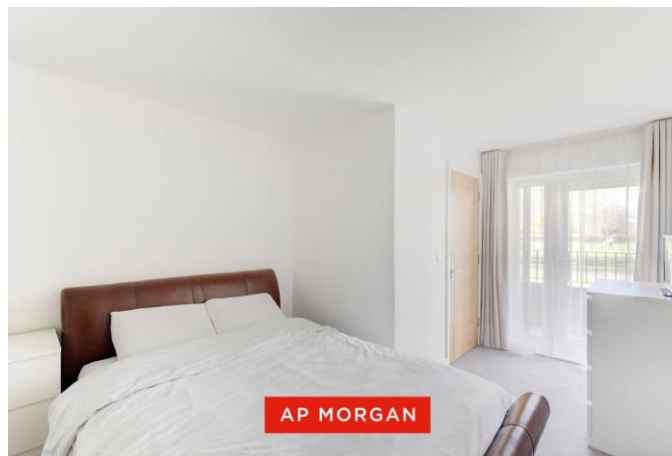
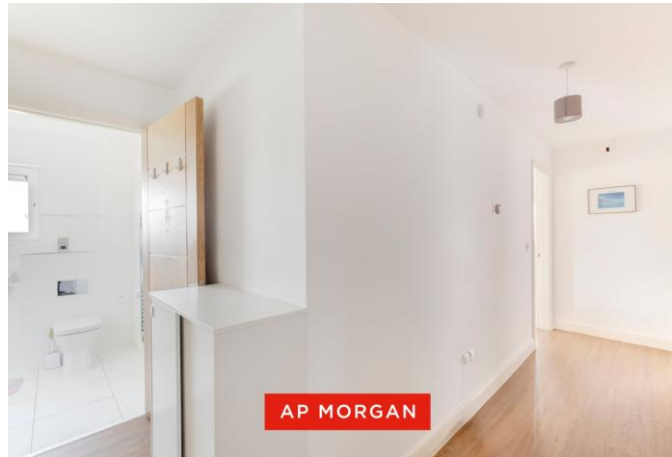
Discover contemporary living at its finest in this stunning, largest-style apartment, situated on the edge of the picturesque Shirley Park.

Built within the last 5 years, Oakview offers an exclusive opportunity with just 27 apartments, boasting an allocated, gated, and secure parking space. This exceptional residence comprises a large reception hall with ample storage, flowing into a spacious open-plan living area. The stunning fitted kitchen features premium quartz worktops and fully integrated Bosch appliances, perfect for the discerning home chef.

Both bedrooms are generous doubles, with the master suite offering a stylish en-suite shower room featuring a double shower and frosted window for privacy. The second double bedroom benefits from a desirable walk-in wardrobe.

Enjoy seamless indoor-outdoor living with access to a south/park-facing balcony/terrace from both the lounge and the master bedroom. Further enhancing this superb apartment are a lift to all floors, a video entry system, gas central heating, double glazing, and elegant solid oak internal doors.

Perfectly positioned close to local shops, restaurants, bars, and a gym, with excellent public transport links into Birmingham, Solihull, and surrounding areas.



**Details:**

**Entrance Hall**

**Open Plan Living** 24'10" x 18'4" (7.57m x 5.6m) Both Max

**Bedroom 1** 16'3" x 9'10" (4.95m x 3m) Both Max

**Ensuite** 9'3" x 4'3" (2.82m x 1.3m)

**Bedroom 2** 10'4" x 13'1" (3.15m x 4m)

**Dressing Area** 5'3" x 4'8" (1.6m x 1.42m)

**Bathroom** 7'9" x 6'3" (2.36m x 1.9m)

**Large Terrace**



**EPC Rating:** B

**Council Tax Band:** D (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.

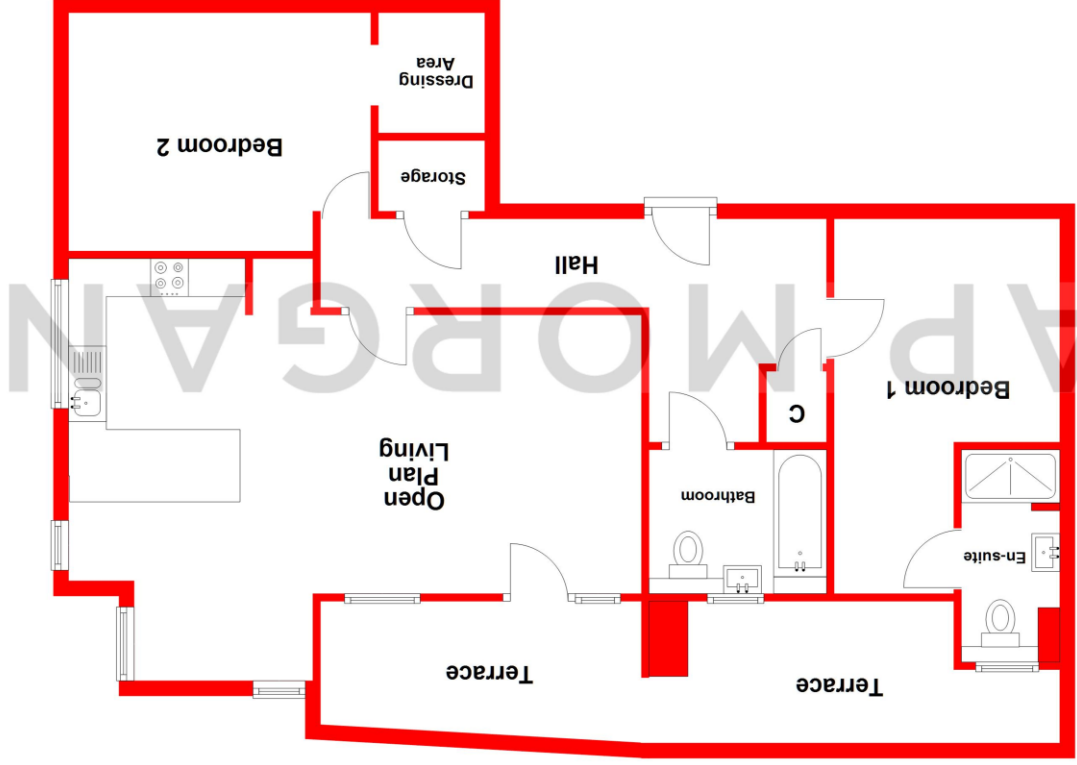
### Need a solicitor?

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 £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. 101.6 sq. metres (1093.4 sq. feet)



Total area: approx. 101.6 sq. metres (1093.4 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 Planip.

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