

**AP MORGAN**



**Mereways, Shirley, Solihull**  
Asking Price £200,000

### Features:

- Two Bedroom Ground Floor Apartment
- Spacious Lounge Plus Separate Dining Area
- Fully Fitted Kitchen
- Main Bedroom with En-Suite Shower Room
- Second Well-Proportioned Bedroom
- Family Bathroom with Bath
- Private Residential Parking Space and Access to a Landscaped Rear Communal Garden with Seating
- Convenient Location: Close To Shops, Eateries, Local Amenities and Excellent Transport Links

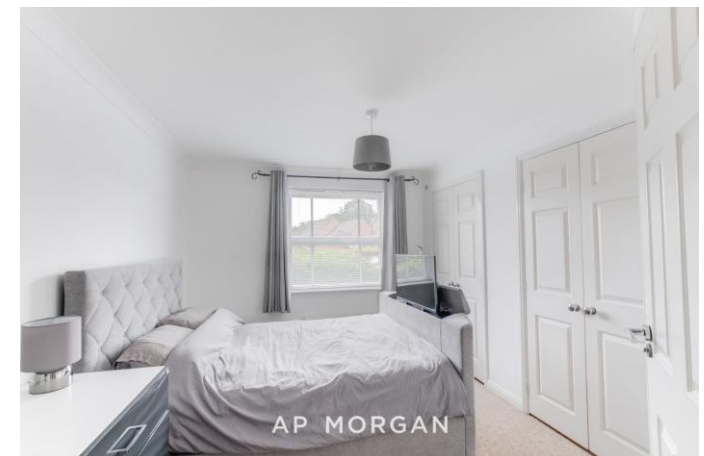
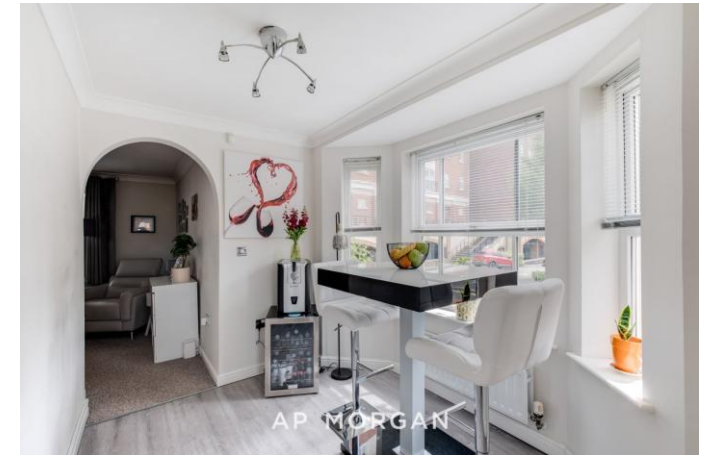
### Description:

Situated in a popular area is this two-bedroom ground floor apartment with a spacious living room and fully fitted kitchen/diner, presented in great condition throughout. The property is approached via a dedicated private residential parking space, offering convenient off-street parking and direct, easy access to the building entrance.

Once inside, the interior briefly comprises a welcoming entrance hall, providing practical storage space and serving as the central hub to all rooms. To the front, the generous lounge is a bright, airy space, ideal for relaxing or entertaining, with plenty of room for large furniture and natural light flooding in. Leading from here is a separate dining area – a distinct, versatile space perfect for formal meals or additional living space. Adjacent, the fully fitted kitchen is well-appointed with a comprehensive range of modern units, worktops and integrated appliances, designed for practical everyday use.

The accommodation includes two well-proportioned bedrooms: Bedroom One is a spacious main bedroom, featuring the added luxury of a private en-suite shower room, ideal for convenience and privacy. Bedroom Two is a versatile second room, equally suitable as a double bedroom, guest room, home office or nursery. Completing the accommodation is the main family bathroom, fitted with a bath, wash hand basin and WC, finished to a high standard and serving the home perfectly.

Moving outside, the property enjoys access to a well-maintained landscaped rear communal garden, beautifully kept with greenery and a designated seating area – a lovely space to relax, socialise or simply enjoy the outdoors.



The location is excellent, being close to a wide variety of eateries, shops and everyday amenities, putting everything you need within easy reach. It is also conveniently placed to easily access major transport links, making it ideal for commuters and anyone seeking easy travel connections around the area.

**Details:**

**Hall**

**Lounge** 12' x 10'6" (3.66m x 3.2m) Both Max

**Dining Area** 11'7" x 7'7" (3.53m x 2.3m)

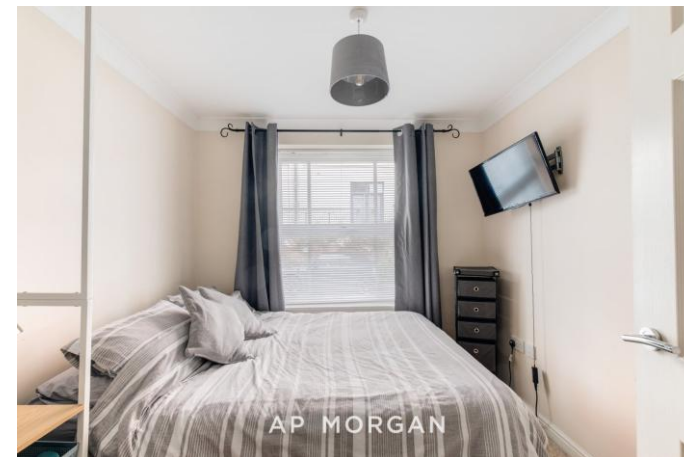
**Kitchen** 9'8" x 7'5" (2.95m x 2.26m)

**Bedroom 1** 14'2" x 13'3" (4.32m x 4.04m) Both Max

**En-suite** 6'2" x 5'11" (1.88m x 1.8m)

**Bedroom 2** 8'7" x 8'6" (2.62m x 2.6m)

**Bathroom** 8'4" x 6' (2.54m x 1.83m)



**EPC Rating:** C

**Council Tax Band:** C (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?

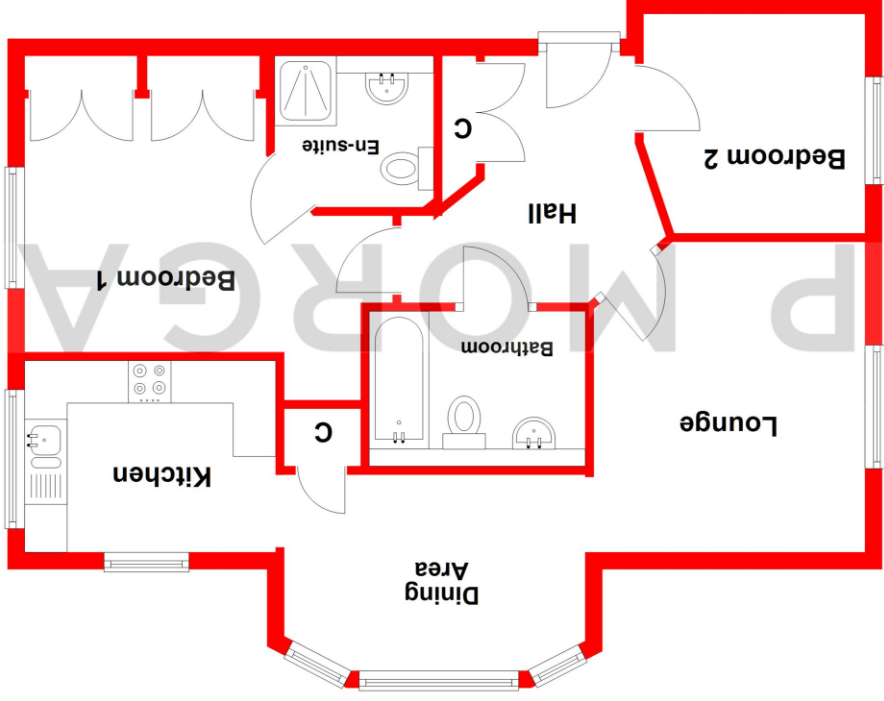
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 63.6 sq. metres (684.9 sq. feet)

Total area: approx. 63.6 sq. metres (684.9 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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