

**AP MORGAN**



**Newman Square, Shirley, Solihull**  
Asking Price £114,750



**Features:**

- Two double bedroom apartment
- Two bath/shower rooms
- Sizeable open-plan kitchen/living space
- Generous room sizes
- Allocated parking for two vehicles
- Convenient location for A34, M42 and Solihull

**Description:**

Opportunity to purchase this beautifully presented, modern two-bedroom apartment, located in a sought-after recent development in Shirley, Solihull. Presenting two double bedrooms, two bath/shower rooms, and a spacious, open-plan kitchen/living room, this property is ideal for young families or as an investment.

The property offers two allocated parking spaces within Newman Square, with additional on-street parking available on the road to the front.

Entering the apartment building via a secure entrance door with intercom system for visitors, the communal stairway is bright and well-presented, with doors to the front and rear. The property opens into a spacious entrance hall, opening into each room, plus a practical storage cupboard. The main room in the home is an extensive, open-plan kitchen/living room with bright windows and a delightful balcony to the front aspect. The kitchen area is excellently appointed with ample base and wall units, double sink with drainer, integrated fridge/freezer, integrated dishwasher, electric oven, and gas hob. Plentiful counter space maximises the utility of the kitchen.

Bedroom One, the main double room, is a bright and comfortable space with ample space for a large double bed and additional freestanding furniture. This bedroom also opens into a private ensuite shower room, providing a pedestal basin, WC and mains shower cubicle. Bedroom Two, a second generous double room currently used as a nursery, is conveniently placed near to the main bathroom. The family bathroom is home to a luxurious bathtub, separate enclosed shower, WC, and pedestal basin.



Shirley is a sought-after area boasting excellent amenities and transport connections. The vibrant high street features a mix of well-known retailers, independent shops, and a diverse selection of restaurants and pubs. Reliable bus services provide 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. Conveniently located near the M42, Birmingham International Airport and the NEC are just a short drive away. For further shopping, dining, and entertainment options, Solihull's Touchwood Development is within easy reach.

#### Details:

##### Entrance Hall

**Kitchen/Living Room** 22'4"x10'3" (6.8mx3.12m)

**Bedroom One** 11'11"x10'2" (3.63mx3.1m)

**Ensuite** 5'2"x5'7" (1.57mx1.7m)

**Bedroom Two** 11'11"x8'5" (3.63mx2.57m)

**Bathroom** 6'3"x9'5" (1.9mx2.87m) 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](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.

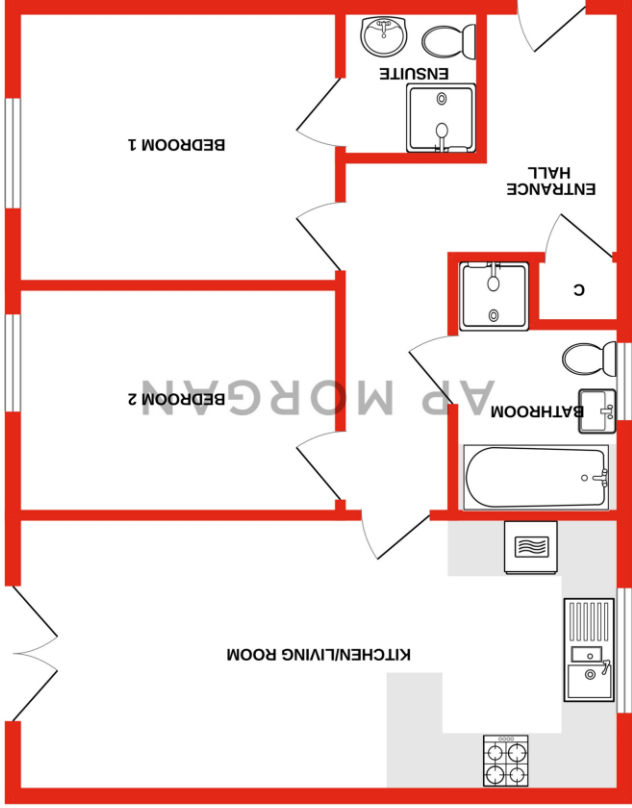
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Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

1ST FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



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