



Newman Square, Shirley Solihull



Property Description

This beautifully presented two-bedroom ground floor apartment offers modern living on a sought-after newer build estate.

Inside, the apartment features a bright and spacious open-plan living, dining, and kitchen area, perfect for entertaining or relaxing. The contemporary kitchen is fitted with modern units and integrated appliances, while the living area opens onto a private balcony, providing a lovely outdoor space for morning coffee or evening relaxation.

The master bedroom benefits from an ensuite shower room, and the second bedroom is a good-sized double, ideal for guests, a home office, or a nursery. A modern family bathroom completes the accommodation.

The property also includes allocated parking and is set within a well-maintained residential development with landscaped communal areas.

Conveniently located close to both the M40 and M42, this home offers excellent transport links and easy access to Birmingham Airport, making it ideal for commuters. Local amenities, shops, and green spaces are also within easy reach.

Approach

Communal door with intercom entry system

Hallway

Double glazed window to the front elevation, central heating radiator, built-in storage cupboard.

Open Plan Kitchen Living Room

23' 6" x 10' 1" (7.16m x 3.07m)

Double glazed window to rear elevation. Kitchen fitted with a range of high gloss base units above and below with work surface space, integrated fridge/freezer, oven, four ring gas hob set below combination light and extractor, integrated full width dishwasher, one and half sink drainer with mixer taps.

Bedroom One

11' 9" x 10' 2" (3.58m x 3.10m)

Double glazed window to front elevation, central heating radiator.

En Suite Shower Room

Walk in shower enclosure, low flush toilet, pedestal wash hand basin, central heating radiator and complementary tiling to splash prone areas

Bedroom Two

12' 3" x 8' 7" (3.73m x 2.62m)

Having a double glazed window to the front elevation, central heating radiator.

Bathroom

Being fitted with a white suite comprising panelled bath, pedestal wash hand basin, low flush toilet and separate fully tiled shower enclosure with shower over, partially tiled, central heating radiator and obscure double glazed window to the rear elevation.

Parking

The property benefits from two allocated parking spaces.







To view this property please contact Burchell Edwards on

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183 Stratford Road Shirley
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EPC Rating: B

Council Tax
Band: B

Service Charge:
1023.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [burchelledwards.co.uk/Property/SHI208845](https://www.burchelledwards.co.uk/Property/SHI208845)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2022. Should you require further information please contact the branch.
Please Note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: SHI208845 - 0002