



7 Oakview, Richard Lewis Way, Shirley, B90 3FX

£265,000

A modern spacious light and airy stunning apartment around 900 sq ft, overlooking Shirley Park and only built in the last 5 years. Situated in the heart of Shirley this luxury apartment has a spacious open plan lounge, open plan diner and open plan fully equipped fitted kitchen with integrated Bosch appliances. The terrace/balcony is approached off the lounge and master bedroom and overlooks the park. There are 2 double bedrooms, en-suite to master bedroom and family bathroom. Gas central heating, double glazing, hard flooring throughout and fitted carpets in the bedroom. Gated allocated parking space.

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

Property Type: Apartment

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Situated on the edge of Shirley Park, close to local shops, restaurants, bars, gym and public transport into Birmingham, Solihull and other surrounding areas. Oakview has been built in the last 5 years and is the largest style of apartment on this development, comprising of just 27 apartments. It comes with an allocated gated secure parking space. The apartment has a large reception hall with storage off, spacious fitted open plan living, stunning fitted kitchen with quartz work tops and fully integrated Bosch appliances. Both bedrooms are a good double size. The master bedroom has a stylish ensuite shower room with double shower and frosted double glazed window. The second double bedroom benefits from a good size walk in wardrobe. The south/park facing balcony/terrace can be approached from the lounge via double doors and via double glazed patio door the master bedroom. There is a lift giving access to all floors and video entry system. Gas central heating and double glazing. Solid Oak internal doors.

Reception Hall 5.44m x 1.22m (17'10" x 4'0")

Hard flooring, cupboard off housing the Bosch washer/dryer, further large storage cupboard, intercom entry phone, nest heating control

Lounge/Diner/Fitted Kitchen 7.54m x 5.49m (24'9" x 18'0")

Maximum dimensions

Lounge Area: Radiator, hard flooring, Large double glazed window and double glazed patio doors leading out to the terrace/balcony - Overlooking Shirley Park
Dining Area: hard flooring, 3 double glazed windows and central heating (vertical) radiator

Fully Fitted Breakfast Kitchen: Fitted with a range of wall and base units with quartz work tops and Bosch integrated appliances to include fridge/freezer, dishwasher, gas hob with stainless steel chimney hood over, Electric fan oven, wall cupboard housing the central heating boiler, Drawer space, tiled floor and double glazed window to side.

Bedroom One 5m x 2.97m (16'5" x 9'9")

Maximum dimensions:

Double glazed window and double glazed door leading out to the south/park facing balcony/terrace, radiator

Ensuite Shower Room 2.54m x 1.14m (8'4" x 3'9")

Double shower with glazed doors, wash basin on tiled base, Low level WC with inset flush, shaver point, frosted double glazed window with tiled sill and tiled shelf beneath, chrome towel rail.

Bedroom Two 4.06m x 3.12m (13'4" x 10'3")

Large walk in wardrobe, Double glazed window to side, Vertical radiator

Bathroom 2.34m x 1.91m (7'8" x 6'3")

Panelled bath with shower over and glass shower door, wash basin on tiled base, Obscure double glazed window with tiled sill, heated chrome towel rail, low level WC, shaver point.

Balcony

Balcony/Terrace: off the lounge and master bedroom

Car Park





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

