



smarthomes

Newman Square

Shirley, Solihull

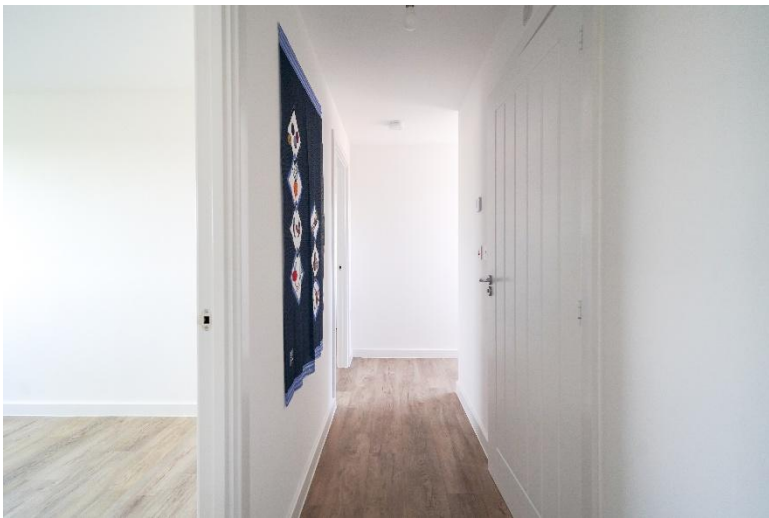
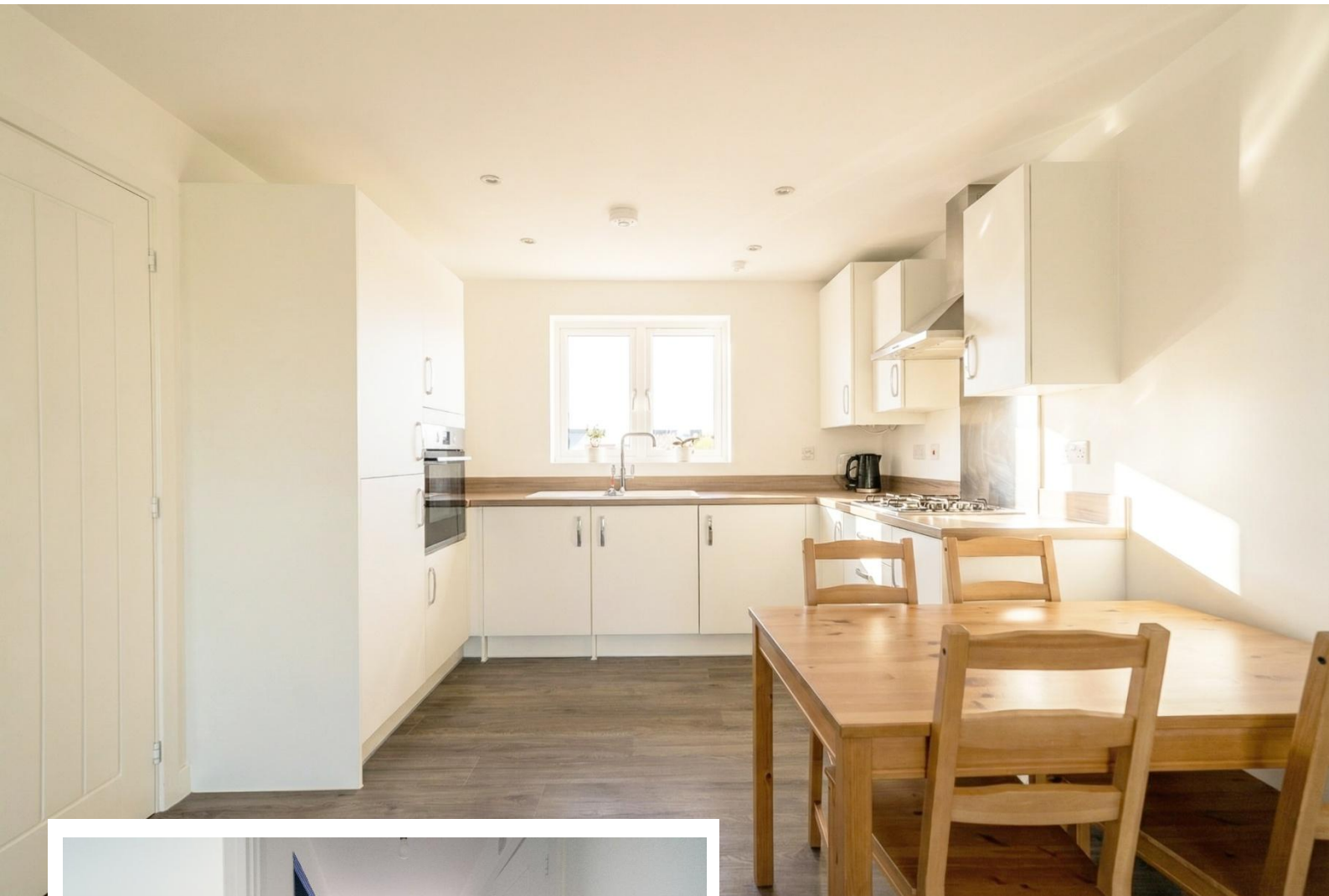
- A Recently Constructed Second Floor Apartment
- Two Double Bedrooms
- Spacious Lounge With Open Plan Kitchen & Balcony
- En Suite Shower Room & Four Piece Family Bathroom
- Two Allocated Parking Spaces
- NO UPWARD CHAIN

Offers Over £225,000

Current EPC Rating 84 (B)

Current Council Tax Band B





Property Description

A recently constructed purpose built second floor apartment benefiting from no upward chain, two double bedrooms, spacious lounge with open plan kitchen and balcony, en suite shower room, four piece family bathroom, two allocated parking spaces, gas central heating and double glazing

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



Rooms & Measurements

Entrance Hall

Spacious Open Plan Lounge & Kitchen Area - 3.18m x 6.86m (10'5" x 22'6")

Bedroom One to Front - 3.58m x 3.12m (11'9" x 10'3")

En Suite Shower Room - 1.73m x 1.57m (5'8" x 5'2")

Bedroom Two to Front - 3.56m x 2.59m (11'8" x 8'6")

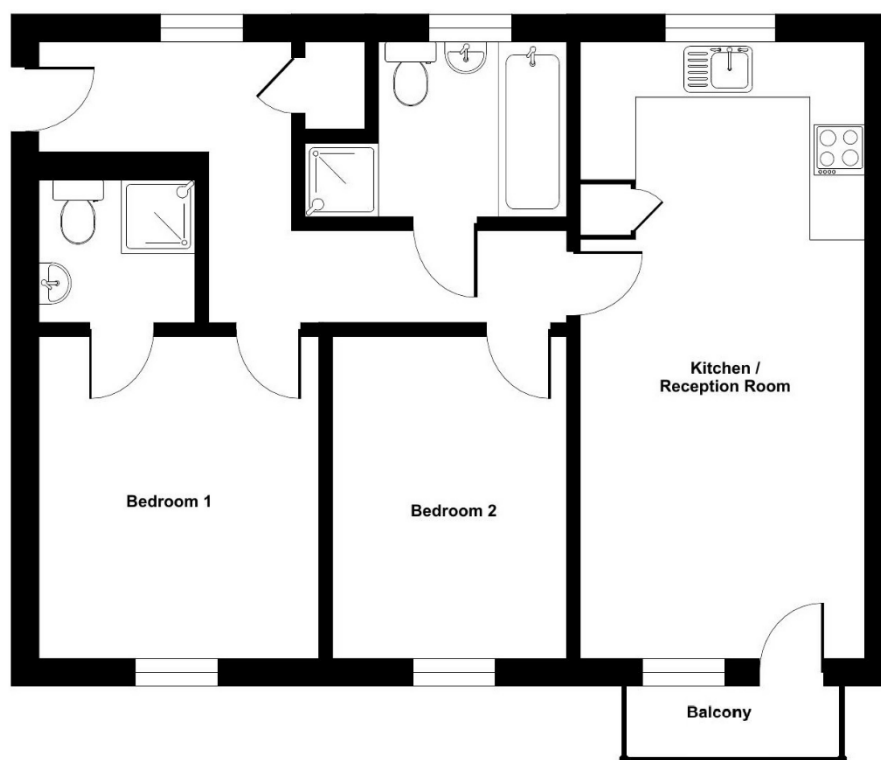
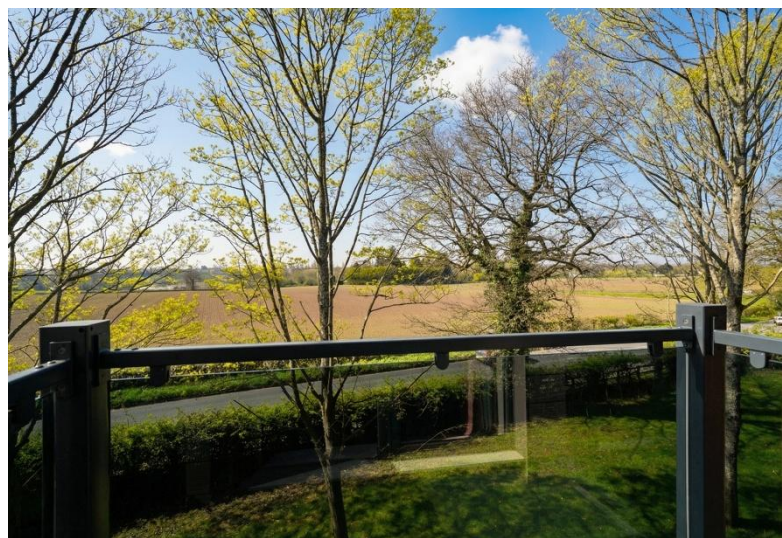
Family Bathroom - 2.95m x 1.96m (9'8" (max to shower) x 6'5")

Tenure

We are advised by the vendor that the property is leasehold with approx. 996 years remaining on the lease and a service charge of approx. £1,113.71 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Vendor

Current council tax band – B



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.