



**77 Newman Square, Shirley, B90 4DZ**

**£1,195**

- Unfurnished Apartment
- Open Plan Living
- Two parking spaces
- Two Bedrooms
- Available March
- Two Bathrooms
- Council Tax B

# 77 Newman Square, Shirley B90 4DZ

Horton & Senate are pleased to present this two bedroom apartment situated in the superb Oakhurst Village development by Charles Church. The apartment is unfurnished and is available early March. The apartment compromises of a hall, master bedroom with en-suite, second double bedroom, bathroom and an open plan kitchen/dining/living area with access to the balcony, also benefiting from two parking spaces.

2      2      1      B

Council Tax Band:



#### Hall

A double glazed window, central heating radiator and a storage cupboard

#### Bedroom one

A large double bedroom with a double glazed window, central heating radiator and a door to the ensuite.

#### Ensuite

The suite comprises of an enclosed shower cubicle, wc, sink, a central heating radiator and tiling to splash prone areas

#### Bedroom two

Another double bedroom with a double glazed window and central heating radiator.

#### Bathroom

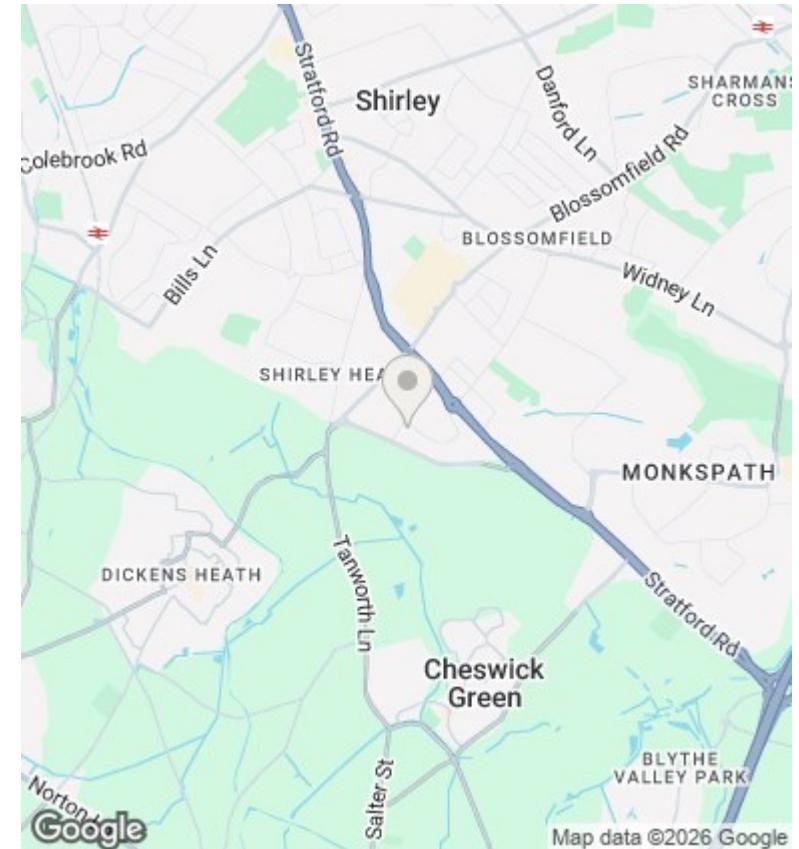
The suite comprises of a panelled bath, sink, wc, separate shower cubicle, heated towel rail, a double glazed window and tiling splash prone areas

#### Open plan lounge/kitchen/diner

A fantastic living space that incorporates the stunning kitchen, there are two central heating radiators, a double glazed French doors leading to the balcony. The kitchen area has a fitted gas hob with extractor over, a fitted oven and space for a washing machine.







## Directions

## Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	