



18 Oakview, Richard Lewis Way, Shirley, West Midlands, B90 3FX

£240,000

Modern 2 Bed Apartment – Oakview, Shirley. A Stylish third floor apartment with gated access, lift, and parking. Features include open plan lounge/kitchen with Bosch appliances, two double bedrooms (master with ensuite), and a sleek main bathroom. Extras: Bluetooth speakers, video intercom, and great storage. Close to Shirley town centre, schools, and transport links. Ideal for first time buyers or investors. **Call Newhomes to book a viewing!**

Bedrooms: 2 | **Bathrooms:** 2

Council Tax Band: D

Property Type: Flat

Entrance / Hallway:

Welcomed by a stylish composite front door, the private entrance hall offers a warm first impression. Thoughtfully lit by two ceiling light points, the space includes a sleek oak veneer door leading to a practical storage cupboard, which conveniently houses the washing machine. A radiator ensures comfort, while internal doors provide access to the main living areas.

Lounge / Open Plan Kitchen 21.4m x 15.8m (70'2" x 51'10")

The stylish kitchen area is fitted with contemporary high gloss, handle less units, complemented by quartz work surfaces and matching upstands. It features an inset double sink with a statement shower mixer tap, a four ring Bosch hob with a glazed splashback and extractor canopy above, as well as an inset Bosch electric oven and grill. Integrated appliances include a dishwasher, fridge, and freezer. The kitchen is finished with tiled flooring, a ceiling mounted Bluetooth speaker adds a modern touch and ceiling spotlights.

Seamlessly open to the spacious lounge/dining area, this versatile living space offers wood effect flooring, additional ceiling spotlights, a ceiling light point, and two radiators for year round comfort. With two large, double glazed feature picture windows to the front fill the room with natural light.

Bedroom One 15.9m x 11.3m (52'1" x 37'0")

Bedroom one to the rear which has a double glazed feature picture window to the rear elevation, ceiling light point, 1 radiator, door into ensuite

Ensuite 2.5m x 2.46m (7'3'11" x 7'5'7")

This modern ensuite features an oversized shower enclosure with a thermostatic rainfall shower and an additional handheld attachment. The suite includes a sleek, enclosed system WC with a wall mounted flush and a contemporary vanity sink unit. Tiling to splashback areas and the floor adds a stylish, low maintenance finish. Additional features include a ladder style heated towel radiator, ceiling spotlights, and a shaver socket. A door leads to a useful storage cupboard housing the Vaillant boiler.

Bedroom Two 11.7m x 9.2m (38'4" x 30'2")

Located at the front of the property, this bright and airy room benefits from two double-glazed windows that provide plenty of natural light. Additional features include a ceiling light point and a radiator for comfort.

Main Bathroom / Guest Bathroom: 2.1m x 1.55m (6'9'0" x 5'1'0")

Accessed from the hallway, the main bathroom is stylishly appointed with a panelled bath featuring a mixer tap and handheld shower attachment, complemented by a glazed shower screen. The suite also includes a modern enclosed system WC with a wall mounted flush and a contemporary vanity sink. Tasteful tiling to water prone areas and the floor enhances both style and practicality. Additional features include ceiling spotlights, a shaver socket, and a ladder style heated towel radiator.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	