



smart homes

- A Beautifully Presented & Recently Constructed Second Floor Apartment
- Two Double Bedrooms
- En-Suite Shower Room
- Open Plan Lounge/Kitchen/Diner with Balcony

Newman Square

Shirley, Solihull, B90 4DZ

**£78,000 for
30% Shared Ownership**

EPC Rating - 84
Current Council Tax Band - B





Property Description

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 gyms along with a choice of large supermarkets like Waitrose, 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.



The property is accessed via a secure communal door leading into a communal hallway. Stairs rise to all floors and on the second floor you will find a private composite front door leading into

Entrance Hallway

With a UPVC double glazed window to rear, two ceiling light points, video intercom, radiator, useful storage cupboard and doors leading off to



Open Plan Lounge/Kitchen/Diner

22' 3" x 10' 2" (6.8m x 3.1m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level electric oven, integrated fridge/freezer, washing machine and dishwasher, concealed wall mounted gas central heating boiler, wood effect flooring, two radiators, two ceiling light points and spot lights, UPVC double glazed window to the rear aspect and UPVC double glazed French doors leading to a private balcony



Bedroom One to Front

11' 5" x 10' 2" (3.5m x 3.1m) With UPVC double glazed window to front elevation, radiator, ceiling light point and door to

En-Suite Shower Room

Being fitted with a modern white suite comprising of a corner shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, wood effect flooring and ceiling light point



Bedroom Two to Front

11' 5" x 8' 2" (3.5m x 2.5m) With UPVC double glazed window to front elevation, radiator and ceiling light point



4 Piece Family Bathroom to Rear

9' 2" max x 5' 2" (2.8m max x 1.6m) Being fitted with a modern white suite comprising of a panelled bath, separate shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, wood effect flooring, ceiling light point and an obscure UPVC double glazed window to the rear elevation

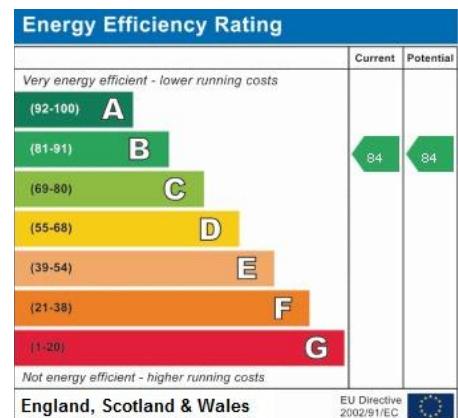
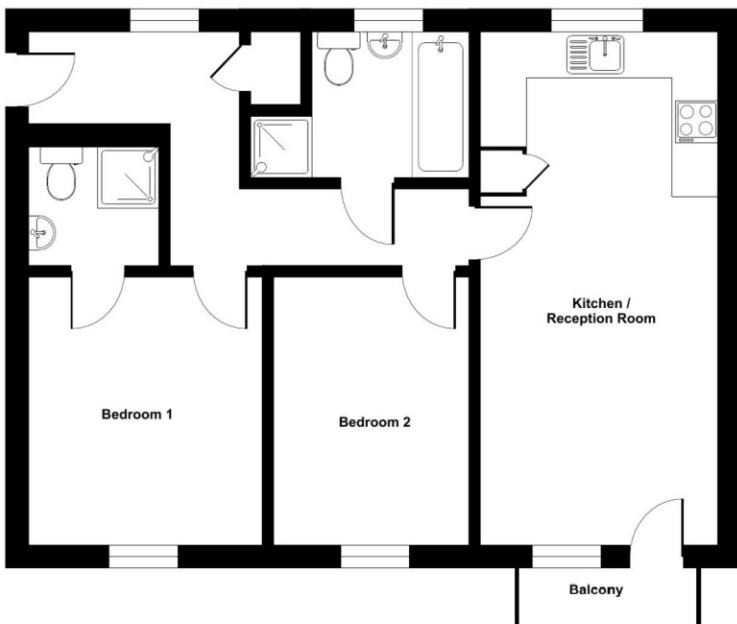


External

The property further benefits from two allocated parking spaces and access to a communal bike store

Tenure

We are advised by the vendor that the property is leasehold with approx. 998 years remaining on the lease, a service charge of approx. £1,212 per annum, no ground rent payable and a monthly rent of £417.00 payable for the remaining 70% share, but are awaiting confirmation from the vendor's solicitor. We would strongly 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.