



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

£260,000

Visit this well-presented first floor two-bedroom apartment in Shirley, featuring a bright and spacious open-plan kitchen, dining and living area. Both bedrooms benefit from fitted wardrobes, with the property offering ample storage throughout. Featuring a secure telephone intercom entry system, an allocated parking space and a private balcony overlooking Shirley Park, providing a lovely outdoor space to enjoy the views. Perfectly suited to first-time buyers, investors or those looking to downsize, this is a fantastic opportunity to purchase a well-positioned and versatile apartment. The apartment is situated in the quiet side of the building in block C with a secured bike store having a coded entry.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Council Tax Band: D

Property Type: Apartment

Hallway 2.28m x 5m (7'5" x 16'4")

The hallway is carpeted and offers excellent storage with three spacious cupboards, each providing useful shelving space. A washer/dryer is conveniently included. Also housing the electricity board and water meter. The space benefits from two ceiling light points and a radiator. Phone intercom entry system for pedestrian access into the front entrance gate.

Open Plan kitchen/Lounge/Diner Area 6.1m x 4.9m (20'0" x 16'0")

A bright and spacious open-plan area, ideal for modern living and entertaining. The living and dining space is carpeted and benefits from two ceiling light points, two radiators, and a large window overlooking the park side. There is also access to a private balcony, providing the perfect space for a table and chairs and enjoying the outlook.

The contemporary kitchen features marble-effect tiled flooring, quartz worktops and stylish handleless gloss kitchen units. Integrated appliances include a Bosch oven, electric four-ring hob with extractor fan over, and a 50/50-height integrated fridge freezer. Plumbing in place for an integrated dishwasher, should one be required.

The kitchen also benefits from a dual sink, breakfast bar, ceiling spotlights, smoke and carbon monoxide alarm and ample power sockets. A window above the sink overlooks the car park, providing plenty of natural light to the kitchen area. The kitchen houses the gas boiler in the cupboard. Additional features are there is Bluetooth speakers in kitchen.

Second Bedroom 3.3m x 3.3m (10'9" x 10'9")

A spacious double bedroom featuring fitted carpet, a ceiling light point, built-in wardrobes, and a large window overlooking the car park. TV point and The room also benefits from a radiator.

Bathroom 2.1m x 2.9m (6'10" x 9'6")

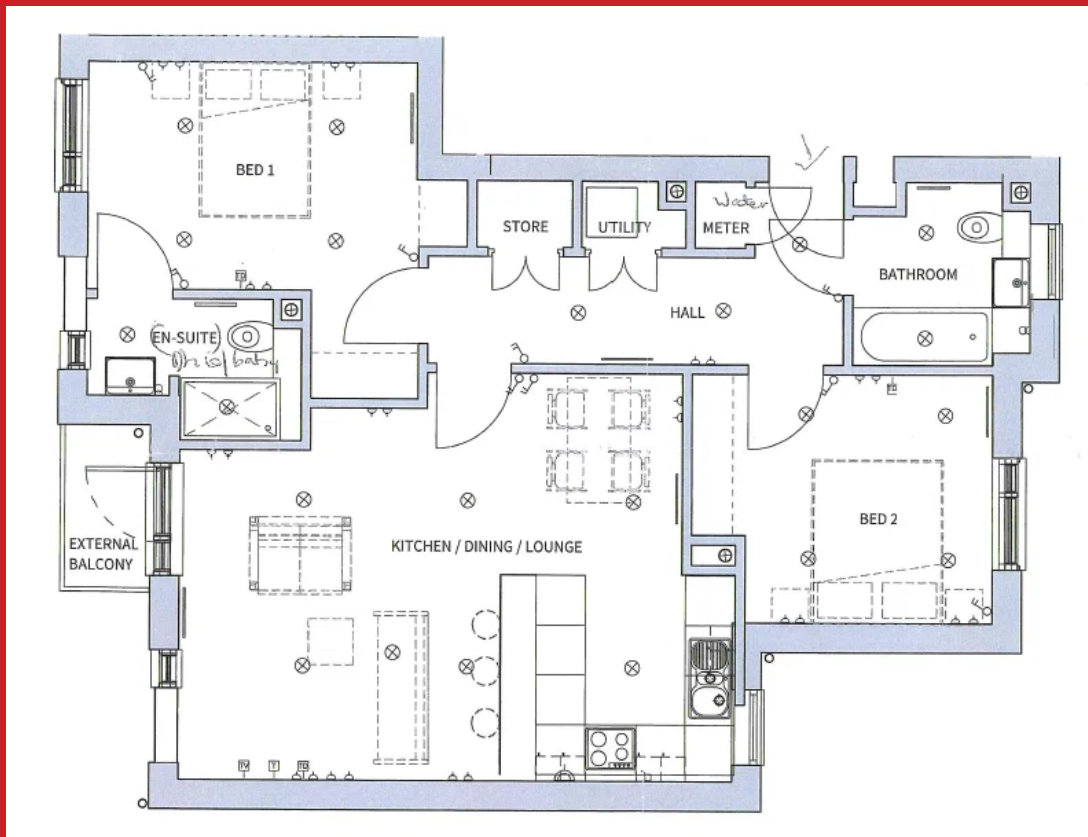
The bathroom features stylish marble-effect floor tiling, complemented by tiled splashback areas around the bath, wash basin and WC. A panelled bath is fitted with a shower attachment over, while the back-to-wall WC has a wall-mounted flush for a sleek, contemporary finish. Including a ladder-style heated towel radiator, frosted window, shaver socket and extractor fan, the ceiling is fitted with spotlights.

First Bedroom 3.3m x 4m (10'9" x 13'1")

A spacious double bedroom featuring fitted wardrobes, carpeted flooring, a ceiling light point, radiator, power points and a TV point. The large window overlooks the park side, providing a pleasant outlook.

The bedroom also benefits from an additional versatile space, originally designed for an ensuite, which does still have plumbing and fittings for an ensuite. When the property was purchased from new by the vendor, this area was instead chosen to provide useful additional space for a home office, baby room, dressing area or extra storage. The space is carpeted and features a frosted window, two ceiling light points, a radiator and extractor fan.





Contact us today!
 0121 744 4144 + Option 3
newhomes@smart-homes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

