



John Shepherd

Estate Agents



Apartment 6
The Oaks
Warwick Road
B91 1AP

Asking Price Of £650,000

Leasehold

- Brand New Apartment with High Specification Throughout
- Walking Distance to Solihull Town Centre
- Spacious Lounge/Kitchen with Juliet Balcony
- Secure Underground Parking



LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

DESCRIPTION

Warwick Oaks is a brand new development of just 6 apartments with only 2 remaining on the development. Being luxuriously appointed and within walking distance to Solihull town centre, the apartments boast huge open plan living/dining/breakfast kitchen areas, 2 large bedrooms with luxury en-suite and bathroom, separate study/third bedroom, lift access and secure underground parking.



ACCOMMODATION

LANDING AREA WITH STAIRS & LIFT

ENTRANCE HALL WITH STORE CUPBOARD

KITCHEN/BREAKFAST ROOM 27' 1" x 16' 7" (8.26 max m x 5.08 max m)

UTILITY ROOM

LOUNGE/DINER 18' 6" x 15' 3" (5.64m x 4.67m)

MASTER BEDROOM 14' 4" x 13' 5" (4.39m x 4.11 min m)

EN-SUITE

BEDROOM 2 16' 0" x 10' 11" (4.88m x 3.33m)

STUDY/BEDROOM 3 16' 0" x 7' 8" (4.88m x 2.36m)

BATHROOM

OUTSIDE

LANDSCAPED GARDENS

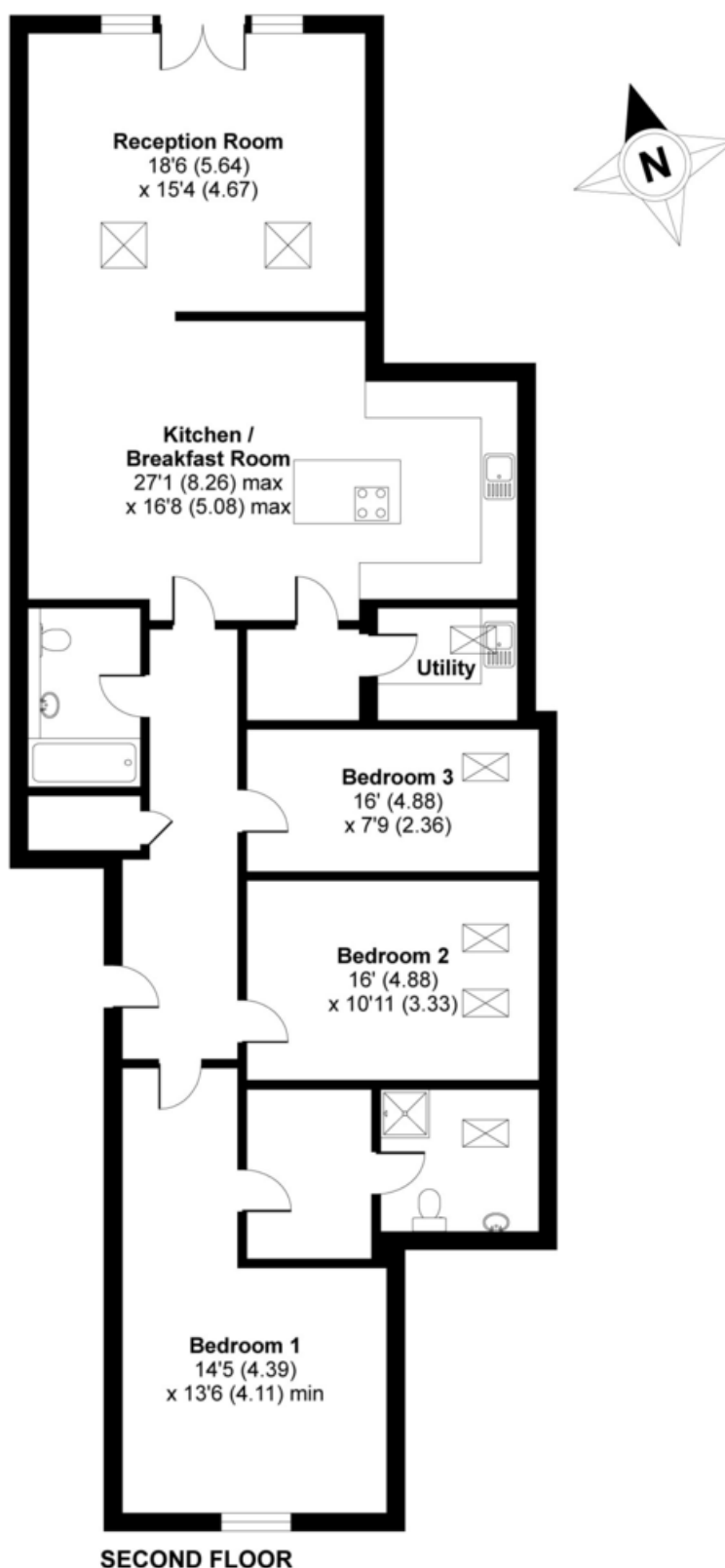
SECURE UNDERGROUND PARKING





Warwick Road, West Midlands, B91

APPROX. GROSS INTERNAL FLOOR AREA 1759 SQ FT 163.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Leasehold with vacant possession upon completion of the purchase.

Services: All mains services are connected to the property.

Local Authority: Solihull Metropolitan Borough Council.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

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