



## Scarlet Oak 911-913 Warwick Road, Solihull

Guide Price £600,000





## PROPERTY OVERVIEW

Situated with easy walking distance of Solihull Town Centre, a fantastic opportunity to purchase this impressive spacious three bedroom first floor retirement apartment, originally built in 2015 by Ortus Homes, set behind a gated entrance, in well maintained communal grounds. This development is exclusively for the over 55's and is built to a high specification enjoying electric underfloor heating VENTAXIA air extraction system, video entry security system and luxury fitted kitchen and bathrooms. The accommodation briefly comprises of: communal entrance hall with stair case on left, reception hall, superb open plan lounge/kitchen/diner with bi-fold doors leading out on to the balcony, two double bedrooms, ensuite shower room, dressing room, third bedroom/study, large walk in airing cupboard and storage cupboard and two allocated parking spaces.





#### PROPERTY 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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council tax band: F

- Luxury Retirement Complex
- Three Bedroom First Floor Apartment
- Underfloor Heating
- NO UPWARD CHAIN
- Immaculately Maintained
- Superb Open Plan Lounge/Kitchen/Diner
- Ensuite Bathroom/Shower Room
- Two Parking Spaces
- Early Viewing Essential

#### RECEPTION HALL

19' 4" x 8' 10" (5.89m x 2.69m)

#### OPEN PLAN LOUNGE/DINING/KITCHEN

##### LOUNGE

9' 3" x 12' 7" (2.83m x 3.83m)

##### DINING AREA

13' 9" x 9' 5" (4.19m x 2.86m)

##### KITCHEN

12' 10" x 6' 8" (3.92m x 2.02m)

##### UTILITY AREA

5' 9" x 5' 4" (1.75m x 1.62m)



**BEDROOM ONE**

13' 9" x 12' 10" (4.18m x 3.9m)

**ENSUITE BATHROOM**

7' 1" x 5' 10" (2.16m x 1.78m)

**BEDROOM TWO**

10' 11" x 9' 10" (3.33m x 3m)

**BEDROOM THREE/STUDY**

10' 11" x 9' 3" (3.33m x 2.82m)

**SHOWER ROOM**

8' 6" x 4' 9" (2.58m x 1.44m)

**AIRING CUPBOARD**

6' 6" x 4' 7" (1.99m x 1.4m)

**STORE CUPBOARD**

5' 7" x 4' 7" (1.7m x 1.4m)

**OUTSIDE THE PROPERTY****COMMUNAL GARDENS****ALLOCATED PARKING FOR TWO CARS****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, all blinds, fitted wardrobes in one bedroom and underfloor heating

**ADDITIONAL INFORMATION**

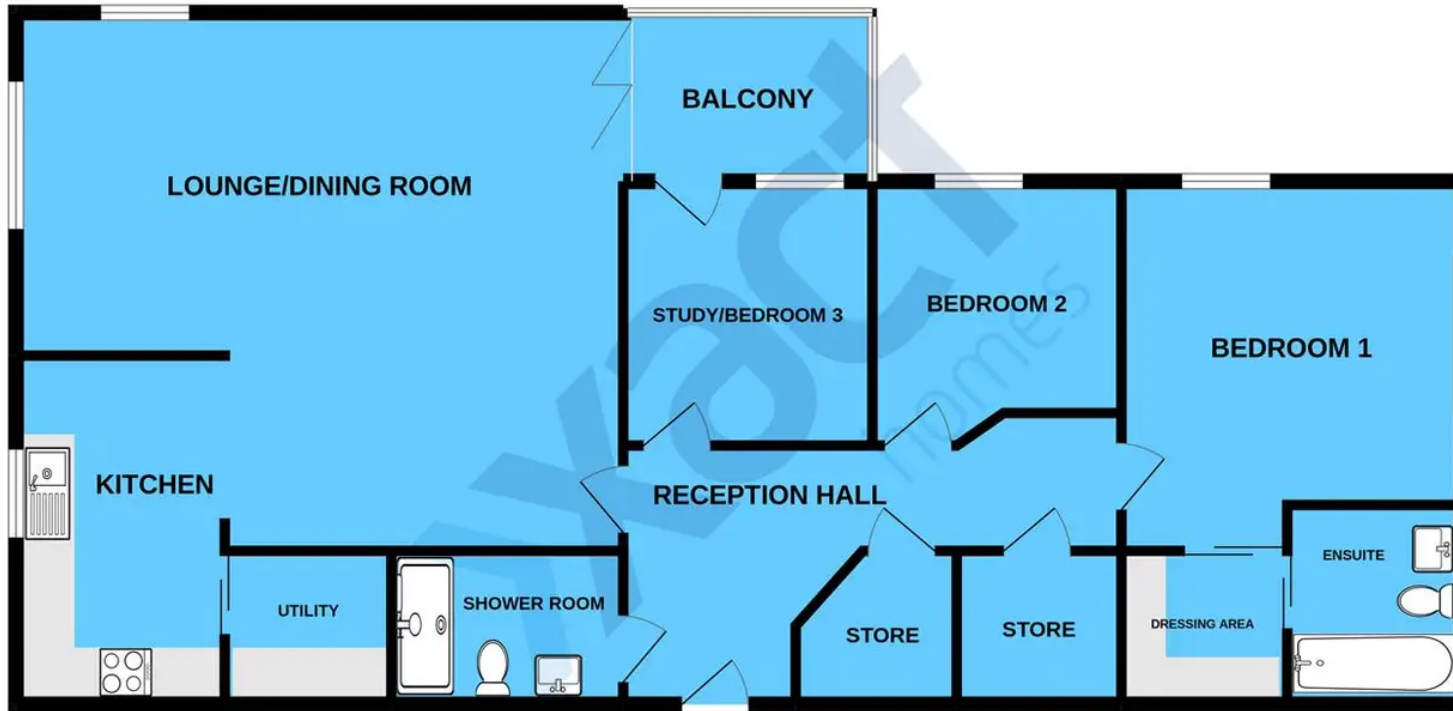
Services - Water meter, electricity and mains sewers.  
Service Charge - £247.18 per month. Ground Rent - £5 pa

**MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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