



## Scarlet Oak, Warwick Road, Solihull

Guide Price £450,000







## PROPERTY OVERVIEW

Welcome to this stunning two-bedroom ground floor apartment, situated in a sought-after development exclusively for over 55s, just a short walk from the vibrant heart of Solihull. Immaculately presented throughout, this property offers a perfect combination of comfort, style, and convenience.

Upon entering the apartment, you are greeted by a large entrance hallway that provides ample storage space for all your belongings. The secure communal entrance, complete with an intercom system, ensures peace of mind and privacy for residents.

The heart of this home is the spacious open plan living /dining room, featuring an electric fireplace and bi-fold doors that open to a delightful patio seating area. The modern fitted kitchen boasts ample work surfaces and is complemented by a practical utility room, making every-day tasks a breeze.





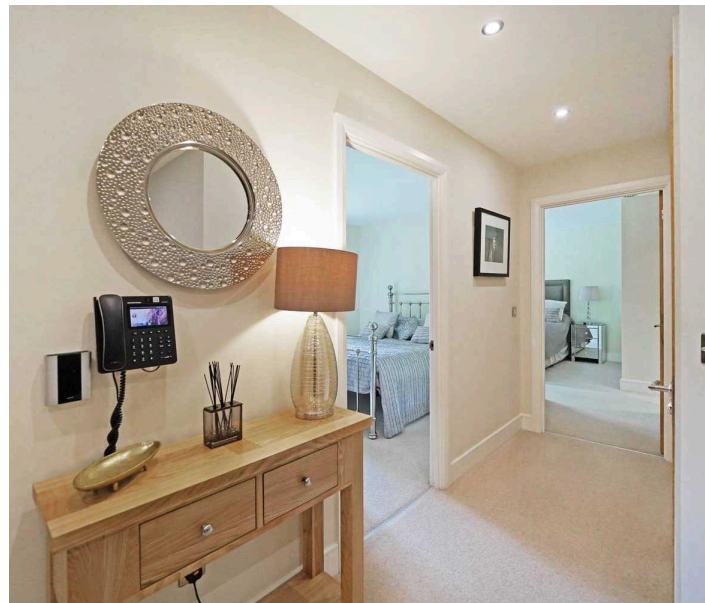
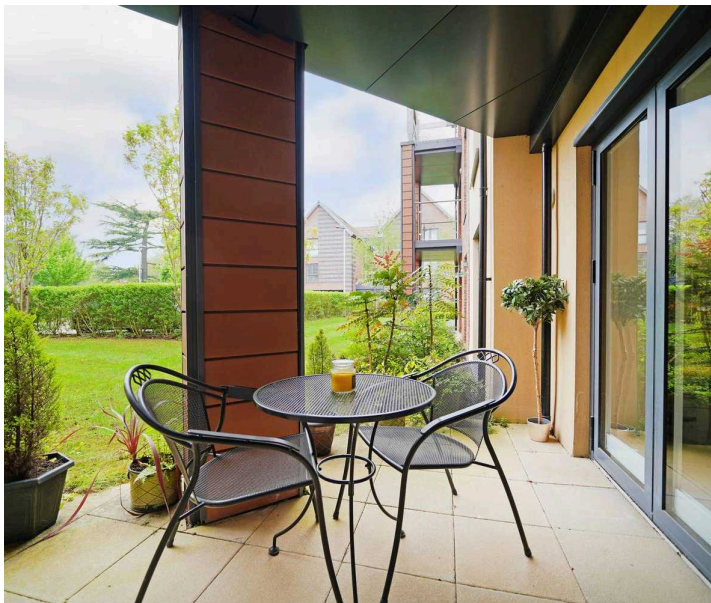


Off the hallway, you will find a large storage cupboard and a separate study, offering additional versatile space for work or relaxation. The property comprises two generously sized double bedrooms, one of which is a large principal bedroom with an ensuite bathroom and a dressing room that exudes luxury and comfort.

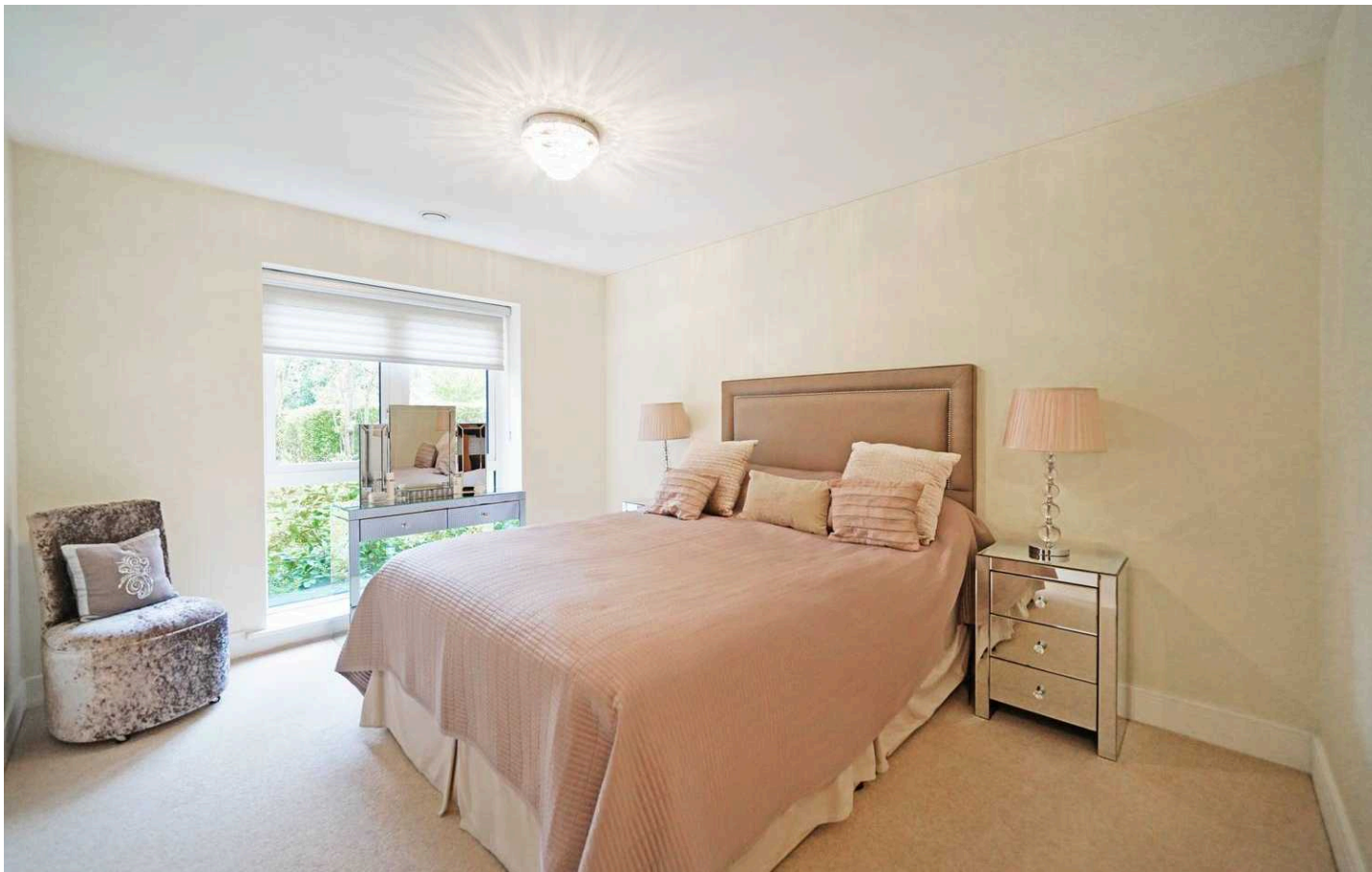
The second bedroom is serviced by a large main bathroom, providing convenience and functionality for residents and guests alike.

Residents of this property benefit from secure gated parking, ensuring both convenience and peace of mind. Additionally, the property boasts communal gardens, offering a tranquil space to relax and unwind amidst beautifully landscaped surroundings.

In summary, this ground floor apartment offers a unique opportunity for those seeking a peaceful and secure living environment, specifically designed for the over 55s demographic. With its prime location just moments away from the town centre of Solihull, as well as its impeccable presentation and thoughtful design features, this property is sure to impress even the most discerning buyers. Book your viewing today and experience the charm and comfort that this exceptional property has to offer.





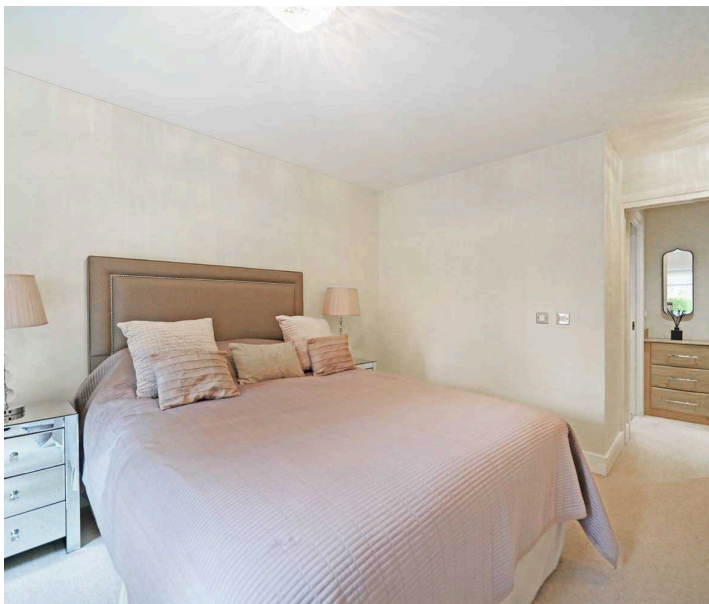


#### PROPERTY LOCATION

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

Tenure: Leasehold



- Two Bedroom Ground Floor Apartment
- For Over 55's
- Short Walk From Solihull Town Centre
- Immaculately Presented Throughout
- Open Plan Living / Dining Room
- Patio Seating Area
- Principal Bedroom With Ensuite & Dressing Room
- Abundance Of Natural Light Throughout





**ENTRANCE HALLWAY**  
10' 10" x 9' 7" (3.30m x 2.92m)

**STUDY**  
6' 6" x 5' 7" (1.98m x 1.70m)

**LIVING/DINING ROOM**  
22' 8" x 12' 9" (6.91m x 3.89m)

**KITCHEN**  
10' 11" x 10' 9" (3.33m x 3.28m)

**UTILITY ROOM**  
8' 2" x 3' 5" (2.49m x 1.04m)

**PRINCIPAL BEDROOM**  
12' 7" x 10' 1" (3.84m x 3.07m)

**DRESSING ROOM**  
4' 9" x 4' 8" (1.45m x 1.42m)

**ENSUITE**  
7' 1" x 6' 6" (2.16m x 1.98m)

**BEDROOM TWO**  
12' 4" x 8' 10" (3.76m x 2.69m)

**BATHROOM**  
7' 3" x 4' 0" (2.21m x 1.22m)

**TOTAL SQUARE FOOTAGE**  
101 sq.m (1087 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**SECURE GATED PARKING**

**PATIO SEATING AREA**

**COMMUNAL GARDENS**





#### **ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, Caple extractor, Neff microwave, Zanussi fridge/freezer, Neff dishwasher, AEG washer/dryer, all carpets and blinds, some light fittings, fitted wardrobes in two bedrooms and underfloor heating. Car charging point - under review by committee.

#### **ADDITIONAL INFORMATION**

Services - mains electricity and sewers. Broadband - BT - fibre optic. Service charge - £3,560.19 pa. Ground rent - peppercorn (if demanded).

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

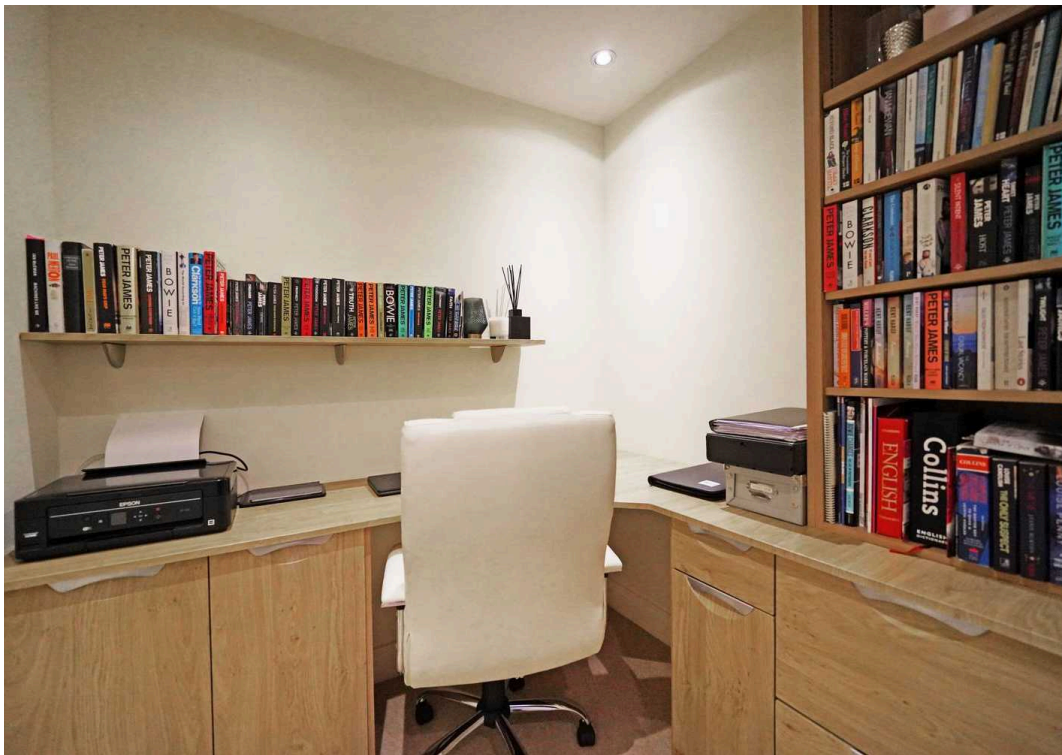
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

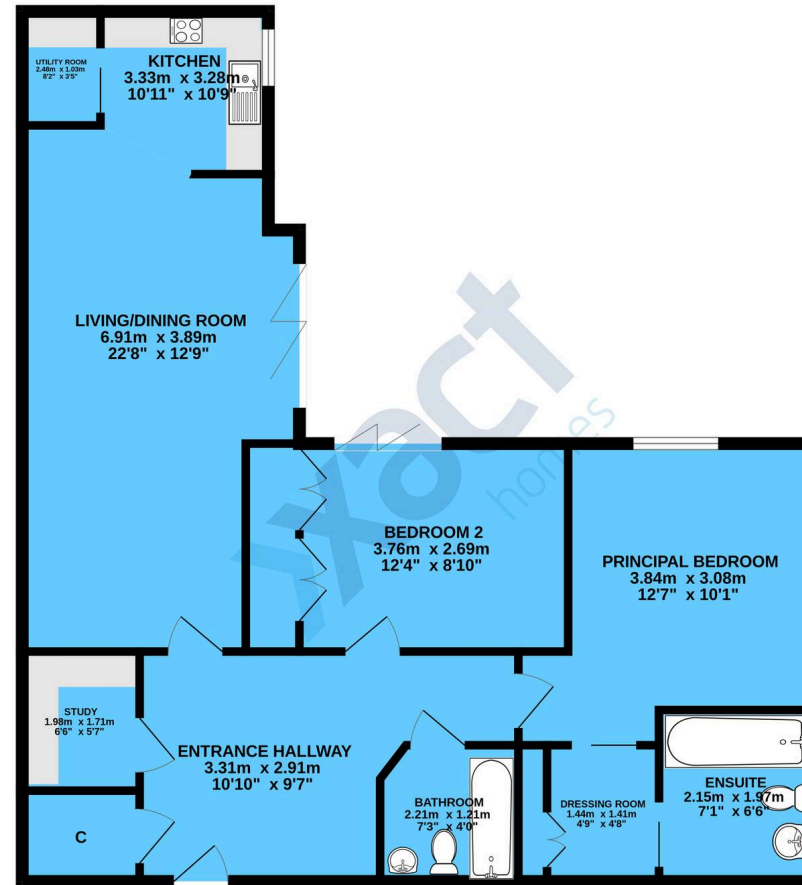
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





GROUND FLOOR



TOTAL FLOOR AREA : 101.0 sq.m. (1087 sq.ft.) approx.  
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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