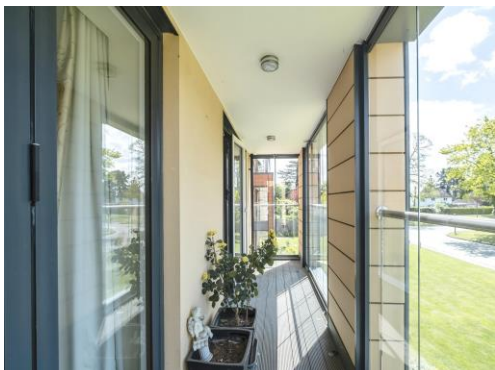




Scarlet Oak Warwick Road  
Solihull





### Property Description

Over 55s lifestyle living apartment. This stunning two bedroom apartment is minutes walk from Solihull Town centre and benefits from easy access from the M42. Briefly comprising of: two double bedrooms, en-suite and shower room, lounge, balcony/sun lounge, gated parking and fully fitted kitchen.

### Approach

Plenty of visitor bays to side with mature foliage at frontage and a block paved path leading to the main entrance lobby via electric sliding doors with video entry system. Beyond the visitors parking area is a secure electric gated access to the parking area with one allocated space.

### Entrance Lobby/communal Lounge

Open plan lounge with seating and library area. Further doors at rear leading to secure parking area.

### Entrance Hall

Fire door to front aspect, video intercom system taking calls from communal doors and allowing calls to other apartments, 24 hour emergency care system, cloakroom, airing cupboard and underfloor heating.

### Lounge/diner

11' 7" x 14' 6" ( 3.53m x 4.42m )  
Double glazed window to side aspect, double glazed bifolding doors to rear aspect leading to balcony, TV pints and underfloor heating.

### Balcony/sun Lounge

21' 2" x 4' 2" ( 6.45m x 1.27m )  
Enclosed balcony/sun lounge, floor and ceiling lighting. Window panelling to rear and side aspects enclosing most of the balcony.

### Kitchen

.9' 7" x 8' ( 2.92m x 2.44m )  
Fully fitted kitchen comprising of a range of

wall and base units with work surfaces over, stainless steel sink inset, fitted microwave, electric oven and hob with extractor hood over, integrated dishwasher, fridge and freezer. Underfloor heating, air condition vent and double glazed window to side aspect.

## Utility Room/storage

Off the kitchen with plumbing and space for washing machine and work surface over.

## Bedroom One

9' 8" x 17' ( 2.95m x 5.18m )

Double glazed window to front elevation, built in walk in wardrobe, TV points and underfloor heating.

## En-Suite

Fully tiled bathroom, jacuzzi bath with shower over, low level flush WC, wash hand basin in vanity unit, bluetooth mirror with speakers, electric towel radiator and under floor heating.

## Bedroom Two

13' 2" x 9' 2" ( 4.01m x 2.79m )

Double glazed bifolding doors to rear aspect leading out to balcony, TV points and underfloor heating.

## Bathroom

Fully tiled with walk in shower cubicle, wash hand basin in vanity unit, low level flush WC, extractor fan and under floor heating.

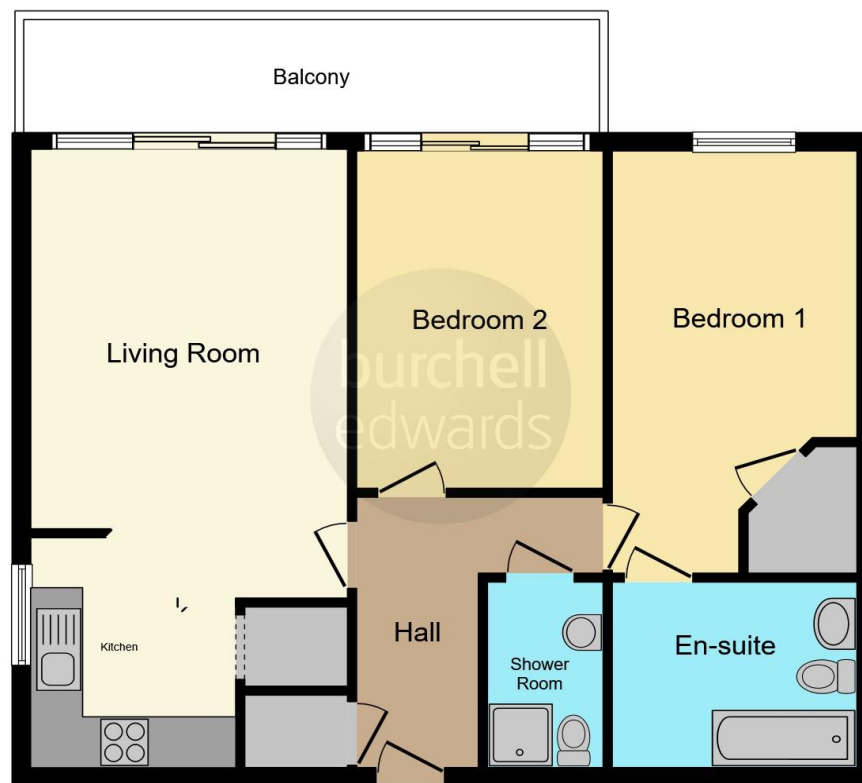
## Parking

Gated access to rear with one allocated space. Visitor spaces to front.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/SOL204274](http://burchelledwards.co.uk/Property/SOL204274)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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