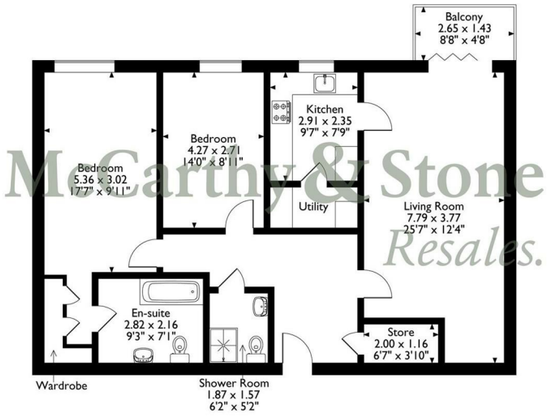
Excellent

Trustpilot

McCarthy & Stone
Resales.

Scarlet Oak, Apartment 16, 911-913, Warwick Road, Solihull
Approximate Gross Internal Area
96 Sq M/1033 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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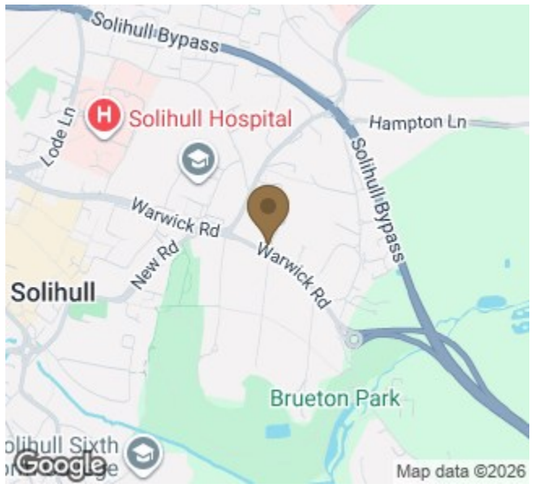
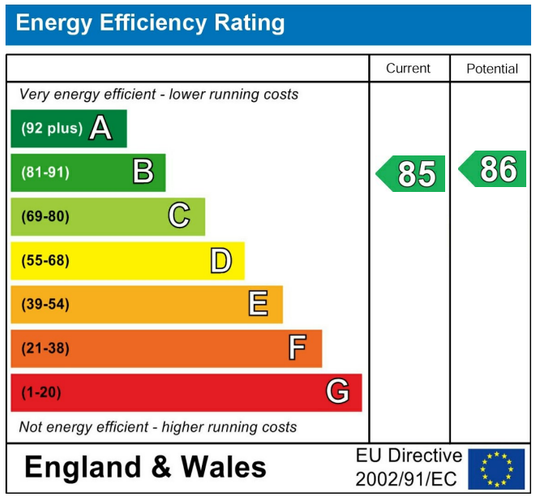




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

16 Scarlet Oak

911 - 913 Warwick Road, Solihull, B91 3EP

2 2 Council Tax Band: F

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 16 Scarlet Oak could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £325,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Over 55`s Independent Living
- Two Bedrooms with Walk Out Balcony
- Luxury Integrated Kitchen
- Under Floor Heating
- 24 Hour Emergency Call Line
- Video Security Entry
- Secure Gated Homeowners Parking
- Entrance Lobby Seating Area with WC
- Pet Friendly
- Well Located for Local Amenities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

16 Scarlet Oak, Solihull

2 | 2 | Asking price £325,000

Scarlet Oak
Scarlet Oak is a McCarthy and Stone 'Lifestyle Living' development, built in 2014 exclusively for the over 55's and made up of 28 luxury apartments. Scarlet Oak is conveniently situated within close proximity to Solihull town centre. Solihull is a peaceful yet thriving town with the centre offering a bustling high street, Mell Square and Touchwood Shopping Centre, all packed with familiar shops, independent boutiques and international retail brands. There is also an enviable choice of restaurants and eateries offering everything from global cuisine to fast food and pubs. The development benefits from visitor parking bays, with secure electric gated access to the parking area beyond with one allocated space. There is a stunning boutique hotel style entrance Lobby with electric sliding door access to car park at rear and front, lounge area with library, visitor WC and corridor leading to apartments.

Apartment Overview
This beautifully presented apartment offers contemporary and spacious accommodation designed for modern living. The impressive open-plan living area provides ample space for both relaxation and dining, with bi-folding doors opening onto a substantial walk-out balcony, creating a bright and airy atmosphere. The stylish kitchen is fitted with a comprehensive range of modern units, complemented by marble-effect work surfaces and integrated appliances, including an oven, ceramic hob, microwave and fridge/freezer. A separate utility area provides additional storage and dedicated space for laundry appliances, enhancing the practicality of the home.

The principal bedroom benefits from a generous walk-in wardrobe and access to a luxurious en-suite bathroom finished to a high contemporary standard, while the second double bedroom offers excellent flexibility as guest accommodation, a home office or additional reception space. The main bathroom is equally well-appointed, featuring a modern walk-in shower suite. High-quality finishes throughout, including underfloor heating to the principal living areas and bedrooms, stylish fully tiled bathrooms and excellent storage solutions, combine to create a comfortable and elegant home ideally suited to a variety of lifestyles.

Landscaped Gardens
One of the main social hubs of Scarlet Oak is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Additional Information & Services
- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge (RL)
What your service charge pays for:

- Part time House Manager onsite
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual service charge: £4,533.87 for financial year ending 30/09/27.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information
Lease term 999 years from the 1st June 2014

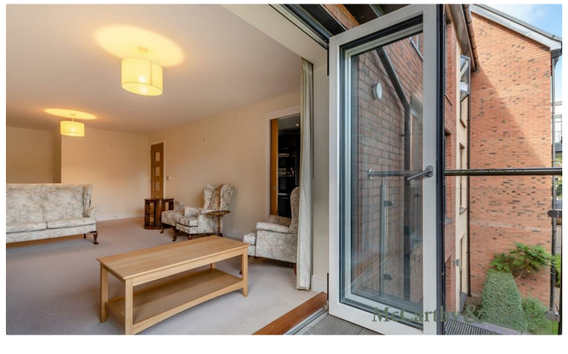
Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Parking
This apartment has its own allocated parking space.