



ARDEN OAK, 581 WARWICK ROAD, SOLIHULL, B91 1AW  
ASKING PRICE OF £650,000



- »X Luxury Penthouse Apartment
- »X Walking Distance To Solihull Town Centre
- »X No Upward Chain

- »X Four Bedrooms
- »X Spacious Lounge/Dining Room
- »X Approx. 2600 Sq ft

- »X Three Bathrooms
- »X Access To Mature Secluded Gardens
- »X Two Secure Underground Parking Spaces

## PROPERTY OVERVIEW

A rare opportunity to purchase this luxury four bedroom second floor apartment within easy walking distance of Solihull town centre, a three minute walk to the railway station and a ten minute drive to the HS2 link. This apartment has been immaculately maintained and benefits from gas central heating and double glazing and has the added attraction of a large covered balcony with views over the communal gardens. This apartment is offered to the market with no upward chain and briefly comprises :- communal entrance hall with staircase and lift, large L shaped reception hall, superb spacious lounge/dining room with balcony off, luxury fitted kitchen, four good size bedrooms, two ensuite, family bathroom, utility area, wine cellar in garage and two secure underground allocated parking spaces.

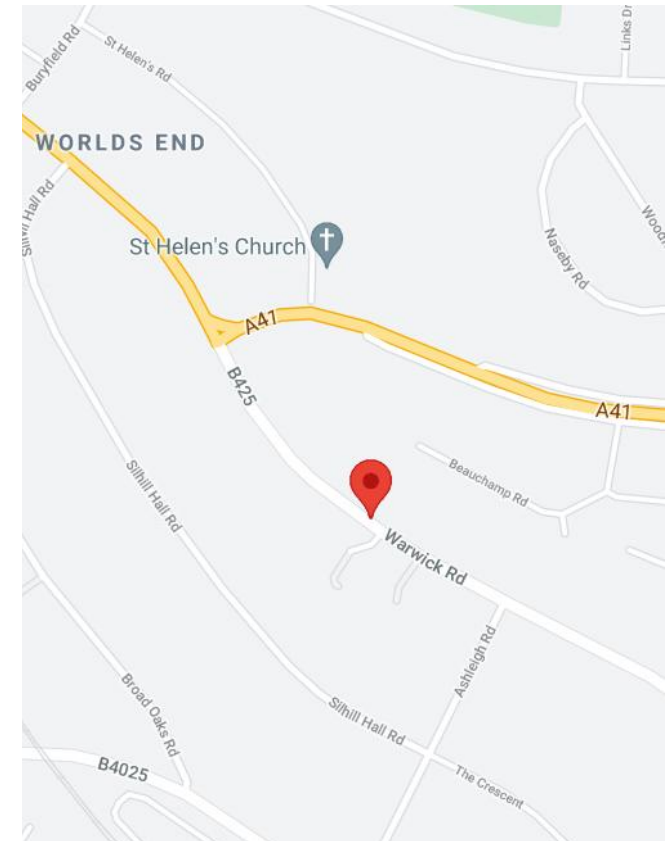
## PROPERTY LOCATION

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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

<b>COUNCIL TAX</b>	Band G
<b>TENURE</b>	Leasehold - 999 years from 2006
<b>SERVICES</b>	Mains gas, electricity and water
<b>BROADBAND</b>	BT
<b>GARDEN</b>	Communal
<b>SERVICE CHARGE</b>	£4314.00 pa

## ITEMS INCLUDED IN THE SALE

AEG oven, hob, extractor and microwave, Electrolux fridge, Zanussi freezer, Hotpoint washing machine and Beko dishwasher and tumble dryer, fitted wardrobes in all bedrooms and all carpets, curtains, blinds and light fittings.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)	80	81
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

## VIA THE STAIRCASE OR LIFT

### APARTMENT 8

#### IMPRESSIVE L SHAPED HALL

23' 3" x 20' 8" (max) (7.1m x 6.31m)

#### LOUNGE/DINING ROOM

28' 11" x 24' 0" (8.83m x 7.34m)

#### BALCONY

20' 7" x 7' 4" (6.28m x 2.25m)

#### FITTED KITCHEN

15' 7" x 12' 4" (4.75m x 3.77m)

#### BEDROOM ONE (FRONT)

19' 0" x 13' 2" (5.8m x 4.03m)

#### DRESSING ROOM

10' 4" x 6' 3" (3.16m x 1.91m)

#### ENSUITE BATHROOM

10' 4" x 7' 10" (3.16m x 2.4m)

#### BEDROOM TWO (FRONT)

15' 8" x 14' 9" (4.79m x 4.5m)

#### ENSUITE SHOWER ROOM

9' 4" x 7' 4" (2.86m x 2.26m)

#### BEDROOM THREE

15' 8" x 12' 4" (4.8m x 3.78m)

#### BEDROOM FOUR/STUDY

15' 0" x 7' 7" (4.58m x 2.32m)

#### BATHROOM

15' 0" x 7' 8" (4.58m x 2.34m)

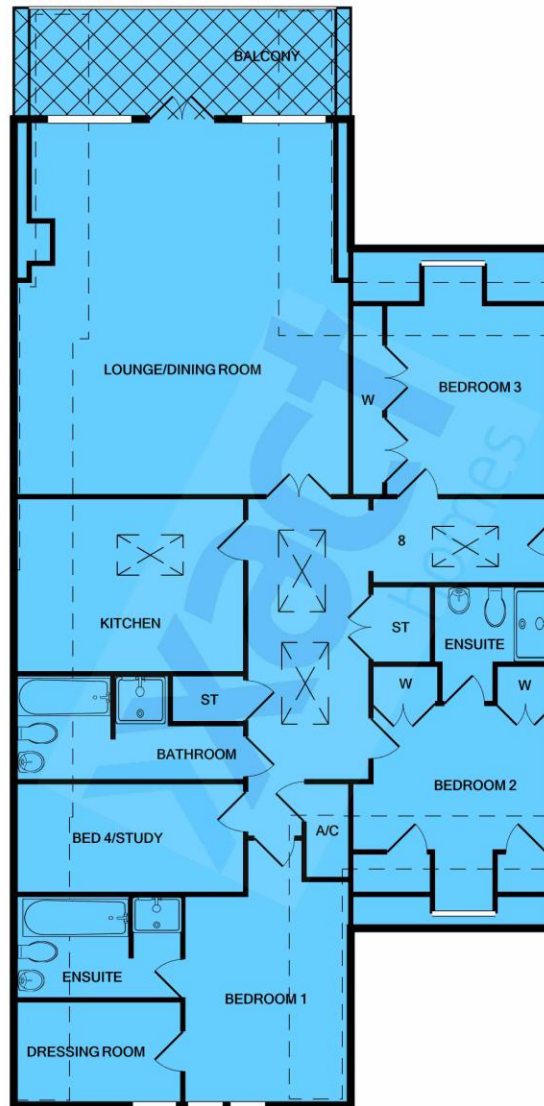
#### WASH ROOM/UTILITY

4' 3" x 3' 8" (1.3m x 1.12m)

### UNDERGROUND SECURE PARKING (TWO SPACES)







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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