



Apt, Scarlet Oak 911-913 Warwick Road, Solihull

Offers Over **£375,000**





Apartment | Solihull

Scarlet Oak 911-913 Warwick Road

PROPERTY OVERVIEW

A fantastic opportunity to purchase this high standard, purpose built, luxury two bedroom apartment for those over 55, set in the heart of Solihull. This property is offered to the market with no upward chain, benefits from central heating, UPVC double glazing, extra storage space in the public passage leading to the apartment and has the added attraction of a balcony off the main living room. We recommend early viewing on this superb apartment which briefly comprises of: communal entrance hall/lounge, staircase or lift to the first floor, impressive entrance hall, store room, living room, luxury fitted kitchen, utility room, balcony, two double bedrooms, walk in wardrobe, WC (which could be turned back into an ensuite), shower room and secure allocated parking.

- NO UPWARD CHAIN
- 55 and over
- Easy Walking Distance To Solihull Town Centre
- Spacious Living Room With Balcony Leading Off
- Luxury Fitted Kitchen
- WC (Which Could Be Turned Back Into An Ensuite)
- Allocated Parking
- Gated Secure Entrance





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.

ITEMS INCLUDED IN SALE

Neff integrated oven, Neff integrated hob, Caple extractor, Zanussi fridge freezer, Neff dishwasher, Zanussi washing machine, all carpets, all blinds, all light fitting, underfloor heating and a shared store room in communal passage way.

ADDITIONAL INFORMATION

Services - electricity and mains sewers. Service charge - £3159 (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.





COMMUNAL ENTRANCE HALL / LOUNGE

STAIRCASE OR LIFT TO FIRST FLOOR

ENTRANCE HALL

21' 0" x 6' 4" (6.39m x 1.94m)

STORE ROOM

LIVING ROOM

11' 1" x 17' 9" (3.39m x 5.41m)

BALCONY

FITTED KITCHEN

7' 6" x 9' 3" (2.28m x 2.83m)

UTILITY ROOM

7' 7" x 4' 1" (2.32m x 1.25m)

BEDROOM ONE

11' 11" x 17' 8" (3.63m x 5.39m)

WALK IN WARDROBE

WC

5' 11" x 4' 10" (1.80m x 1.48m)

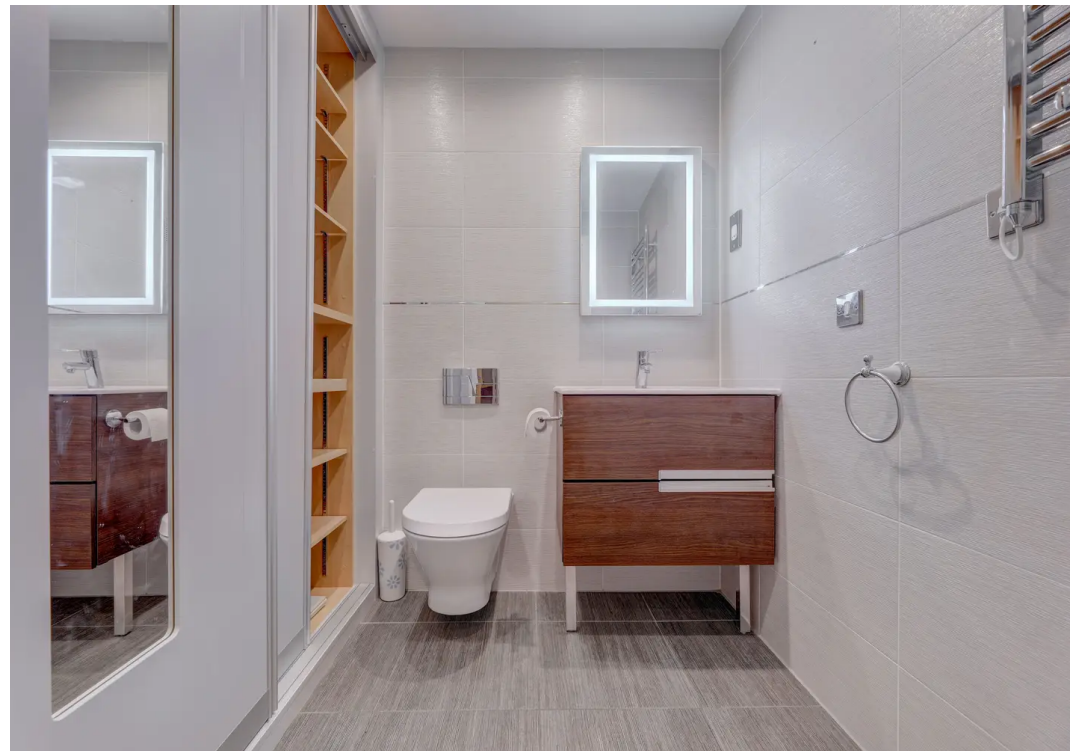
BEDROOM TWO

9' 9" x 13' 5" (2.96m x 4.08m)

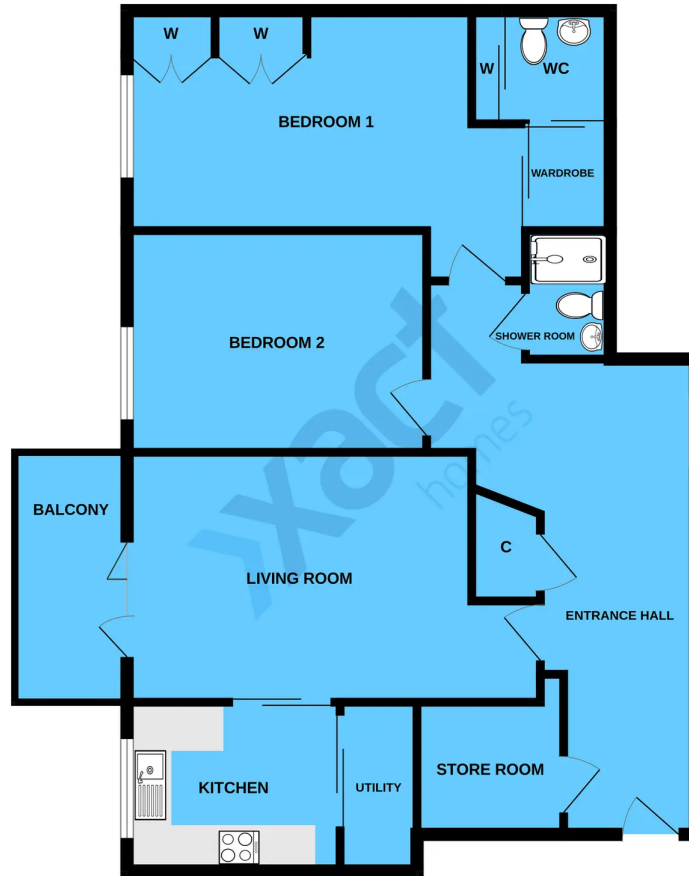
SHOWER ROOM

OUTSIDE THE PROPERTY

SECURE ALLOCATED PARKING



1ST 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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