

Make the connection

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Introducing — The Exchange

Say hello to The Exchange, a set of stunning contemporary apartments in the heart of Solihull.

The site of a former telephone exchange, it has been entirely transformed to allow for a new kind of connection to be made.

With a premium finish and incredible attention to detail, you may never want to leave; though there's good reason to venture outside, too.

Welcome to the Midlands' most desirable living location.

Welcome home.



John Lewis



Touchwood shopping



Carluccio's

Photo: Flickr/Ellia Brown



High Street



The Core - Solihull Arts Centre



Brueton Park



Touchwood shopping



Ask Slug & Lettuce

Photo: Flickr/rob hial



High Street

Photo: Flickr/rob hial



David Lloyd Clubs

The area

The Exchange joins an ever-growing list of reasons to choose Solihull as the place to call home.

From sights to scenery and arts to business, Solihull truly has it all. Consistently voted as one of the best places to live in the UK, Solihull is home to over 1,500 acres of parkland. The town has excellent connections to nearby transport links and is easily accessible by rail and road whilst also enviably close to Birmingham Airport.

Solihull also has shopping in the bag. Home to Touchwood and John Lewis, nearby high streets in Shirley and Knowle have plenty to offer, too.



Jaguar Land Rover

Photo: Jaguar Land Rover Limited

True to its motto of **Urbs in Rure** (Town in Country), Solihull masters the art of being amongst it all and away from it all, at the same time. **Discover why Solihull is truly the place to be.**

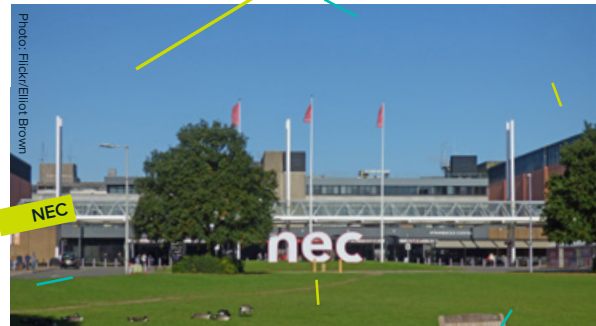
The perfect place for professionals and families alike, Solihull also boasts excellent primary and secondary schools of outstanding repute, with exceptional public schools all within walking distance.

Satisfy your hunger in the town's excellent selection of restaurants, bars and eateries, or one of the highly regarded gastropubs within the surrounding villages just a short drive away.

You'll be ideally placed for quick access to nearby historic locations including Stratford-Upon-Avon, Warwick, Leamington Spa, Kenilworth and The Cotswolds.

Solihull train station is within walking distance, providing a fast service to London Marylebone and nearby Birmingham Snow Hill. With motorway access within a 10 minute drive, it truly is the perfect location.

A town, yet surrounded by picturesque countryside, Solihull is truly the best of both worlds, with shopping, food & drink, culture and entertainment all on your doorstep.



NEC

Photo: Flickr/Ellia Brown



Birmingham International

Photo: Flickr/Ellia Brown



Birmingham Airport



The Cotswolds

Photo: Flickr/Phil Bailey



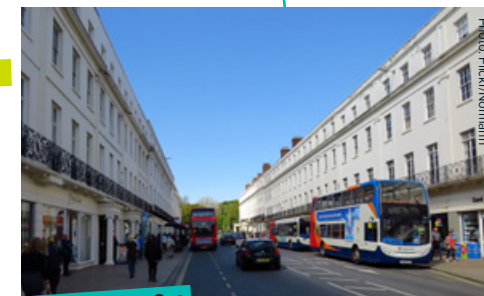
Stratford-upon-Avon

Photo: Flickr/Giuseppe Milo



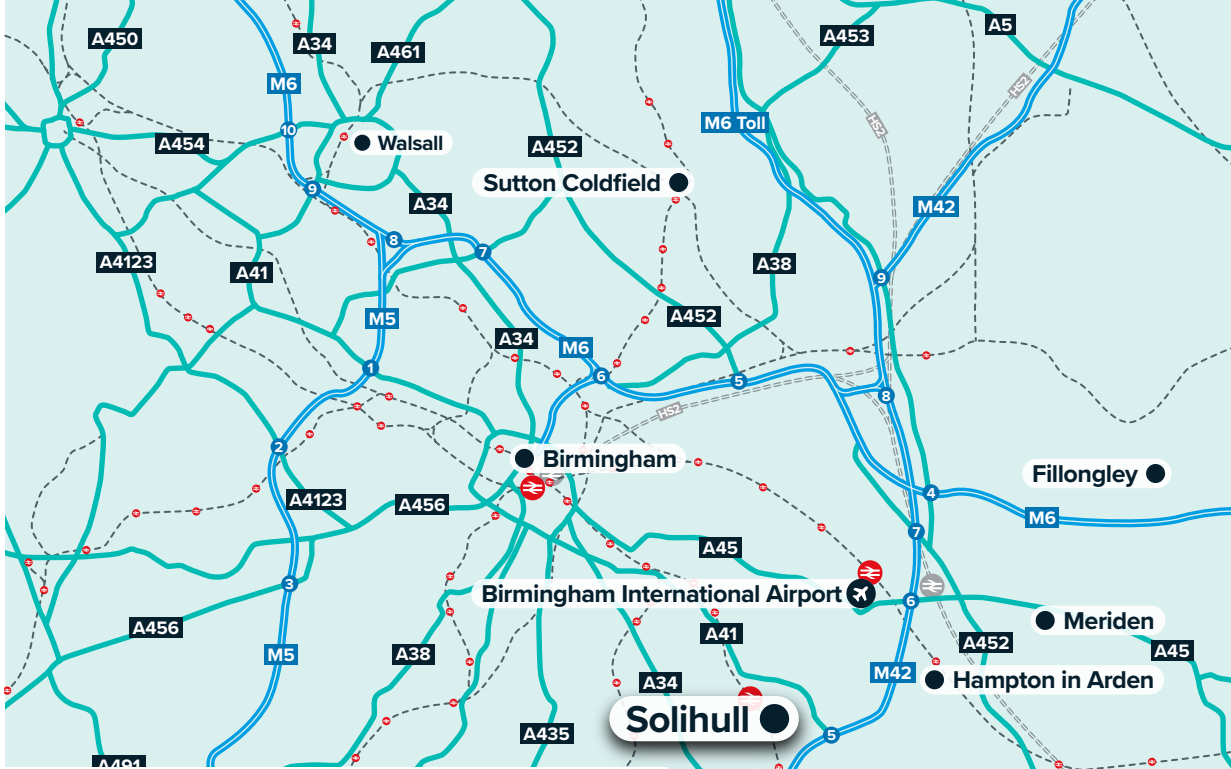
Warwick

Photo: Flickr/Chris Shaw



Leamington Spa

Photo: Flickr/Noemann



Be in prime position

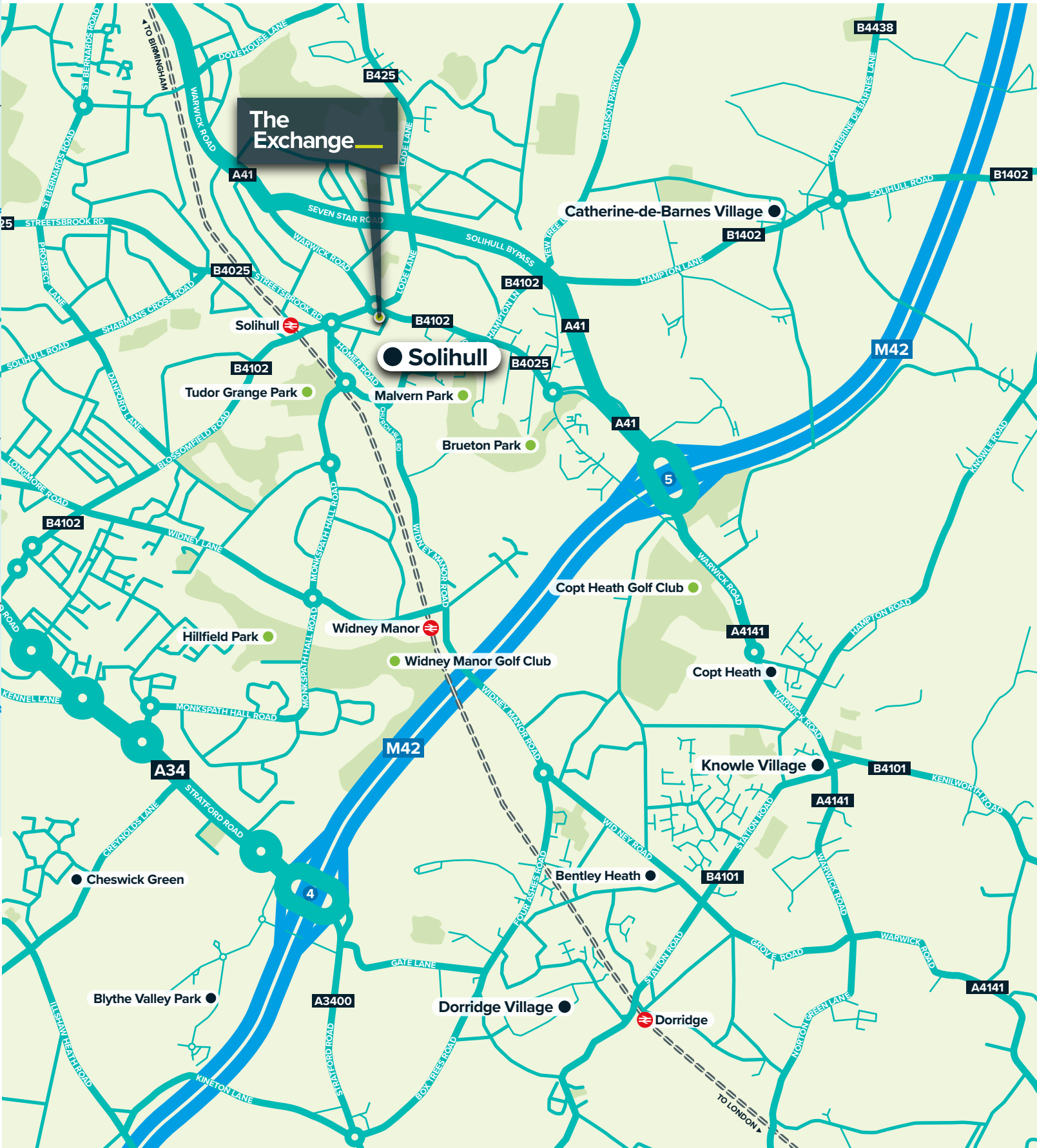
Rail, road, and the airport all a hop, skip and jump away. With cities near and far all in reaching distance, Solihull is simply the perfect destination for both business and pleasure.

By road:

Birmingham City Centre	9 miles
Birmingham International Airport	5 miles
NEC	6 miles
Warwick	14 miles
Coventry	15 miles
Leamington Spa	17 miles
Stratford-upon-Avon	20 miles

By rail:

Birmingham City Centre	15 mins
London Marylebone	1 hour 40 mins
London Euston (from Birmingham International)	1 hour 9 mins



The Exchange

An enviable location

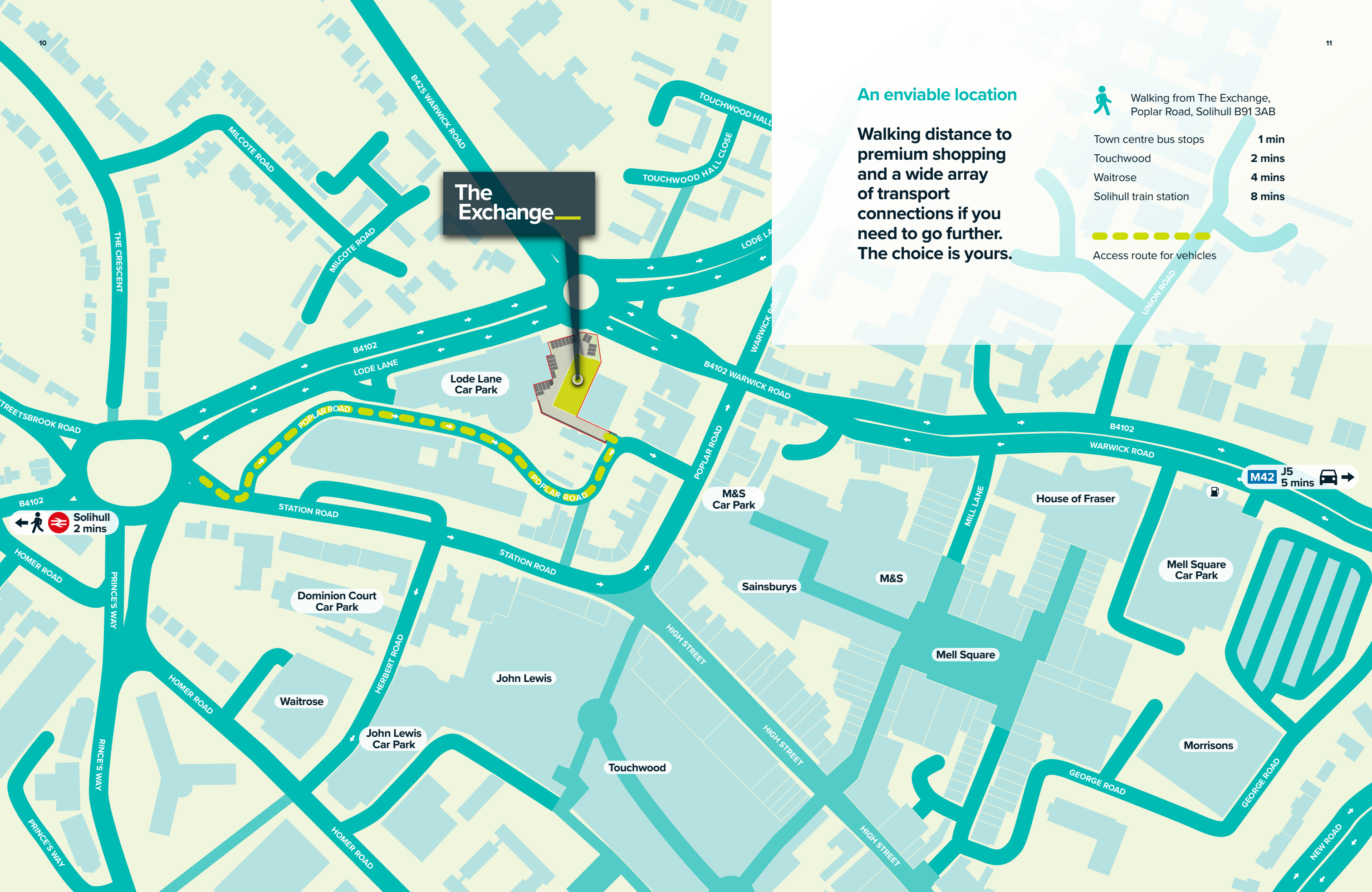
Walking distance to premium shopping and a wide array of transport connections if you need to go further. The choice is yours.



Walking from The Exchange, Poplar Road, Solihull B91 3AB

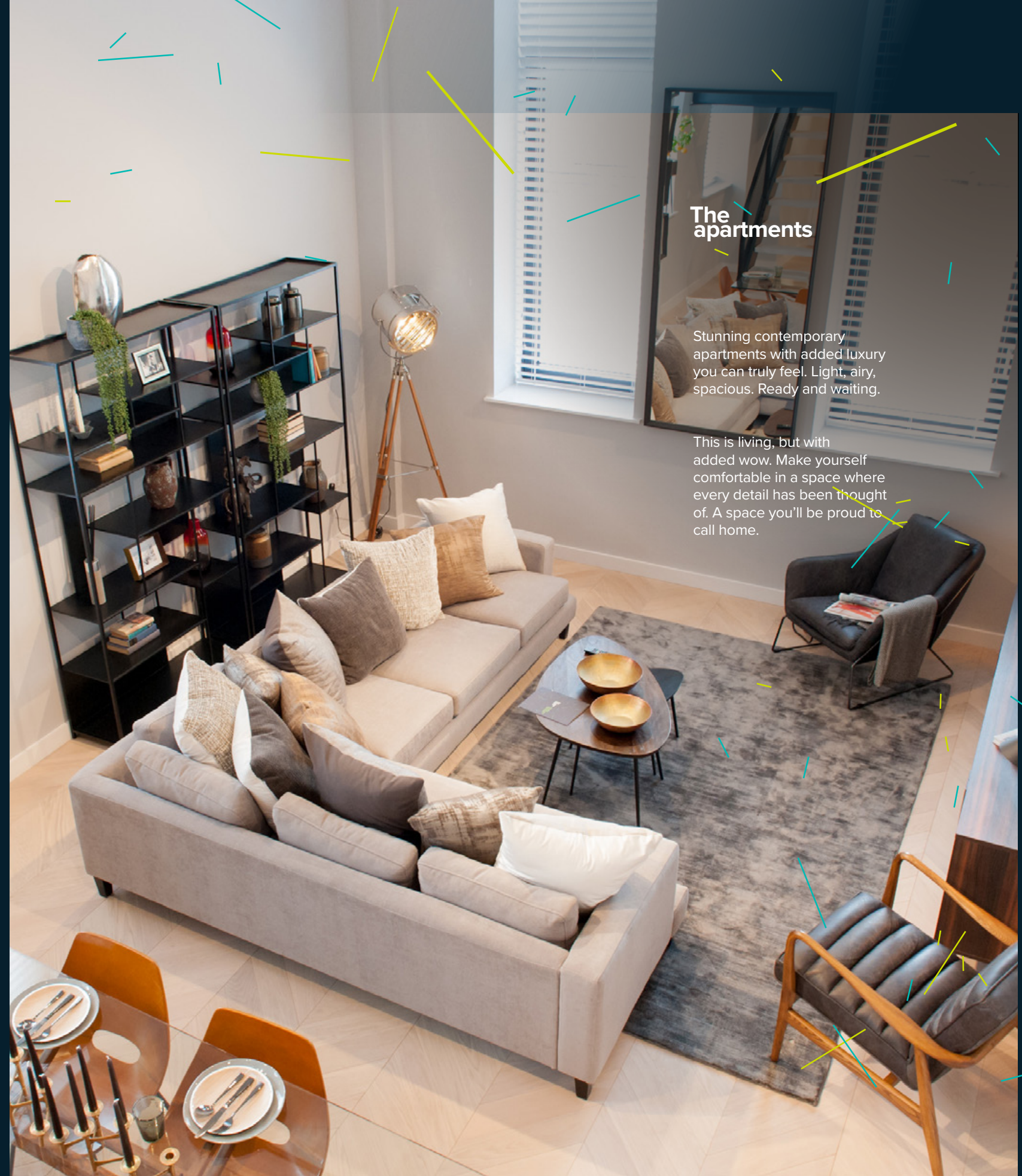
- Town centre bus stops 1 min
- Touchwood 2 mins
- Waitrose 4 mins
- Solihull train station 8 mins

Access route for vehicles



Solihull 2 mins

M42 J5 5 mins



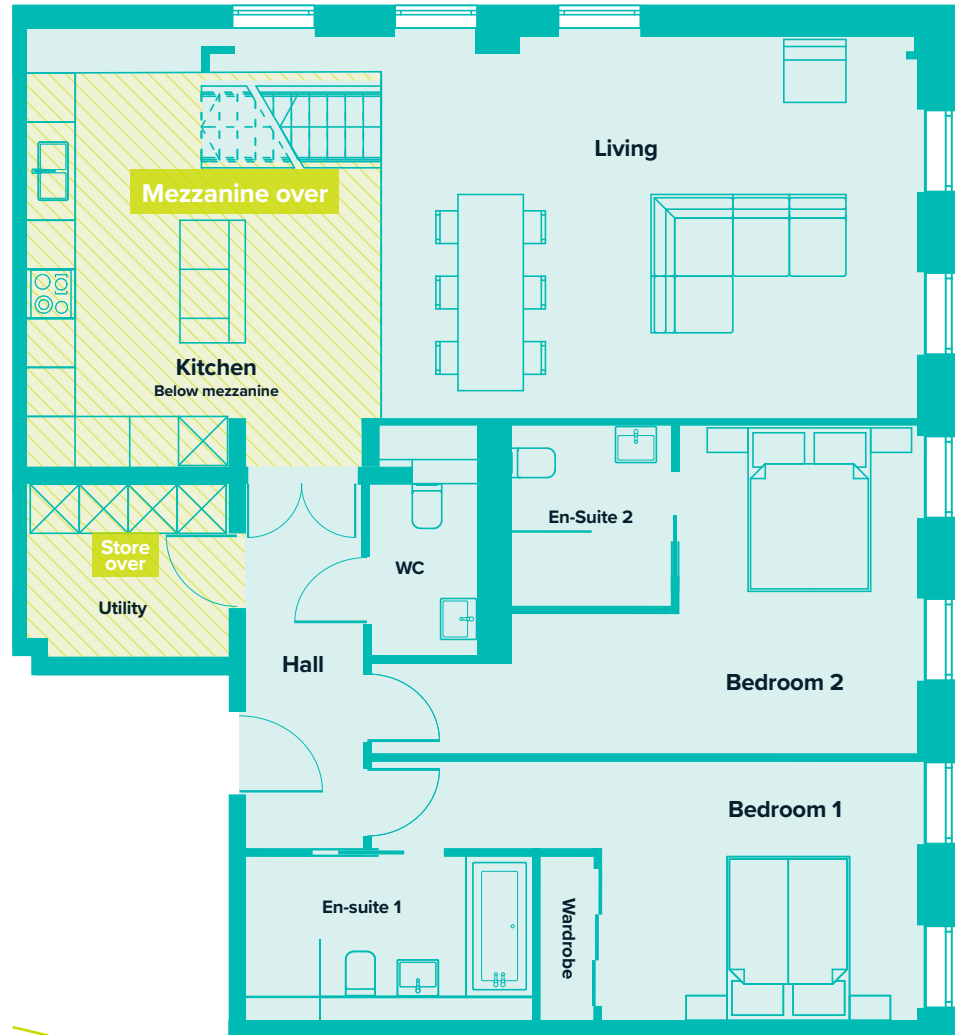
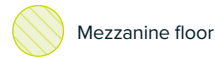
The apartments

Stunning contemporary apartments with added luxury you can truly feel. Light, airy, spacious. Ready and waiting.

This is living, but with added wow. Make yourself comfortable in a space where every detail has been thought of. A space you'll be proud to call home.

Apartment 2, first floor

2 bedroom, 2 bathroom with feature mezzanine



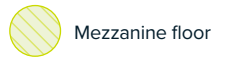
Living / Kitchen
36'0" x 15'7" (11.0m x 4.8m)
Utility
8'2" x 6'9" (2.5m x 2.1m)
Mezzanine
14'1" x 15'7" (4.3m x 4.8m)
WC
4'3" x 6'10" (1.3m x 2.1m)

Bedroom 1
13'1" x 10'5" (4.0m x 3.2m)
En-suite 1
11'5" x 6'6" (3.5m x 2.0m)
Bedroom 2
9'8" x 13'1" (3.0m x 4.0m)
En-suite 2
6'6" x 7'2" (2.0m x 2.2m)



Apartment 4, first floor

2 bedroom, 2 bathroom with feature mezzanine

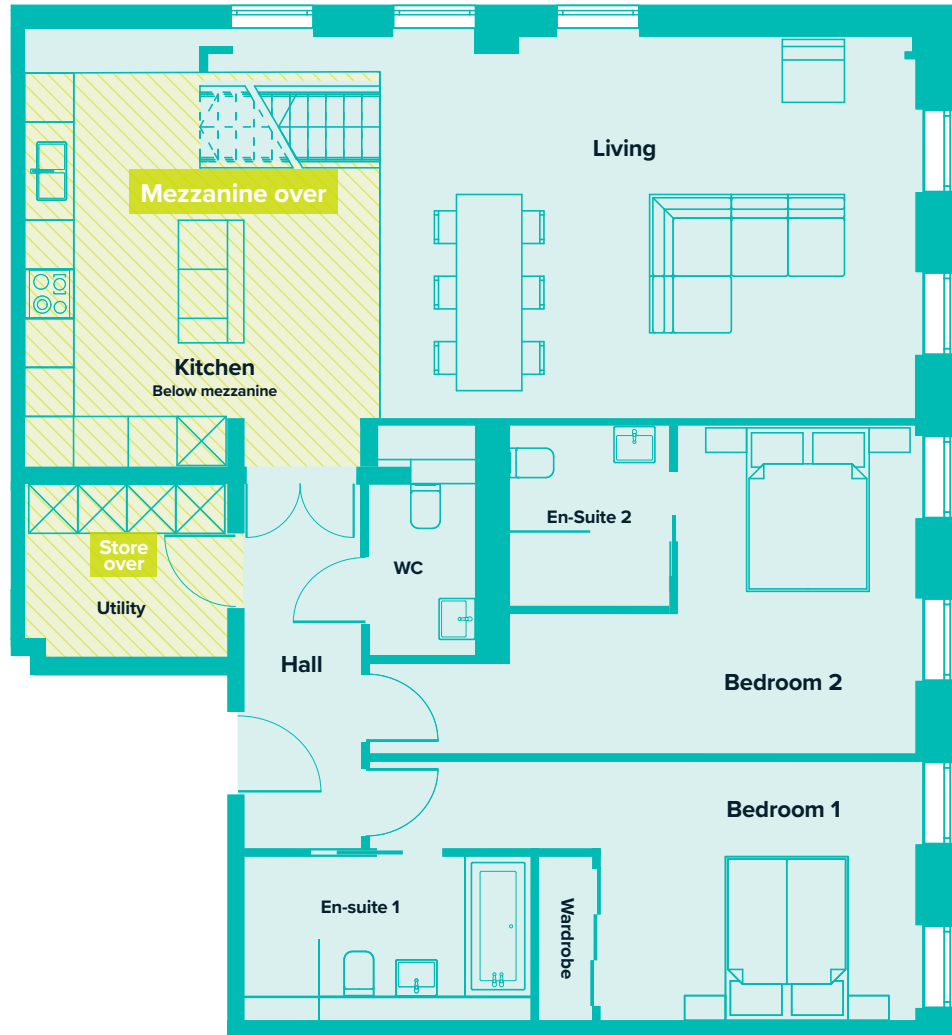
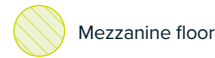


Living / Kitchen 34'9" x 10'6" (10.64m x 5.64m)
Utility 8'6" x 5'9" (2.61m x 1.55m)
Mezzanine 18'7" x 12'2" (5.37m x 3.72m)
Bathroom 8'0" x 5'4" (2.45m x 1.65m)
Bedroom 1 12'4" x 11'4" (3.79m x 3.48m)
En-suite 11'9" x 4'2" (3.65m x 1.29m)
Bedroom 2 12'9" x 11'4" (3.94m x 3.48m)



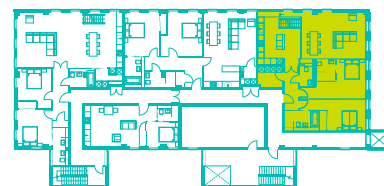
Apartment 6, second floor

2 bedroom, 2 bathroom with feature mezzanine



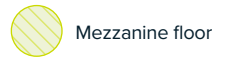
- Living / Kitchen**
35'9" x 15'2" (10.97m x 4.63m)
- Utility**
8'2" x 6'7" (2.51m x 2.05m)
- Mezzanine**
15'3" x 13'9" (4.65m x 4.24m)
- Bathroom**
5'8" x 3'5" (1.78m x 1.08m)

- Bedroom 1**
12'6" x 10'3" (3.86m x 3.14m)
- En-suite 1**
11'3" x 5'4" (3.44m x 1.65m)
- Bedroom 2**
12'9" x 3'8" (3.94m x 2.98m)
- En-suite 2**
6'5" x 6'0" (1.99m x 1.83m)



Apartment 8, second floor

2 bedroom, 2 bathroom with feature mezzanine

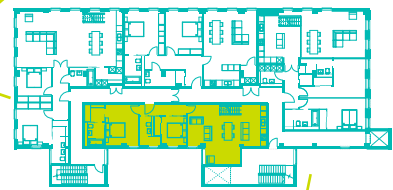
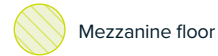


- Living / Kitchen** 34'9" x 18'5" (10.63m x 5.63m)
- Utility** 8'6" x 5'2" (2.62m x 1.58m)
- Mezzanine** 17'7" x 12'3" (5.40m x 3.76m)
- Bathroom** 8'3" x 5'4" (2.54m x 1.64m)
- Bedroom 1** 12'5" x 11'4" (3.81m x 3.46m)
- En-suite** 12'0" x 4'1" (3.66m x 1.26m)
- Bedroom 2** 11'9" x 12'9" (3.47m x 3.95m)



Apartment 9, second floor

2 bedroom, 2 bathroom with feature mezzanine

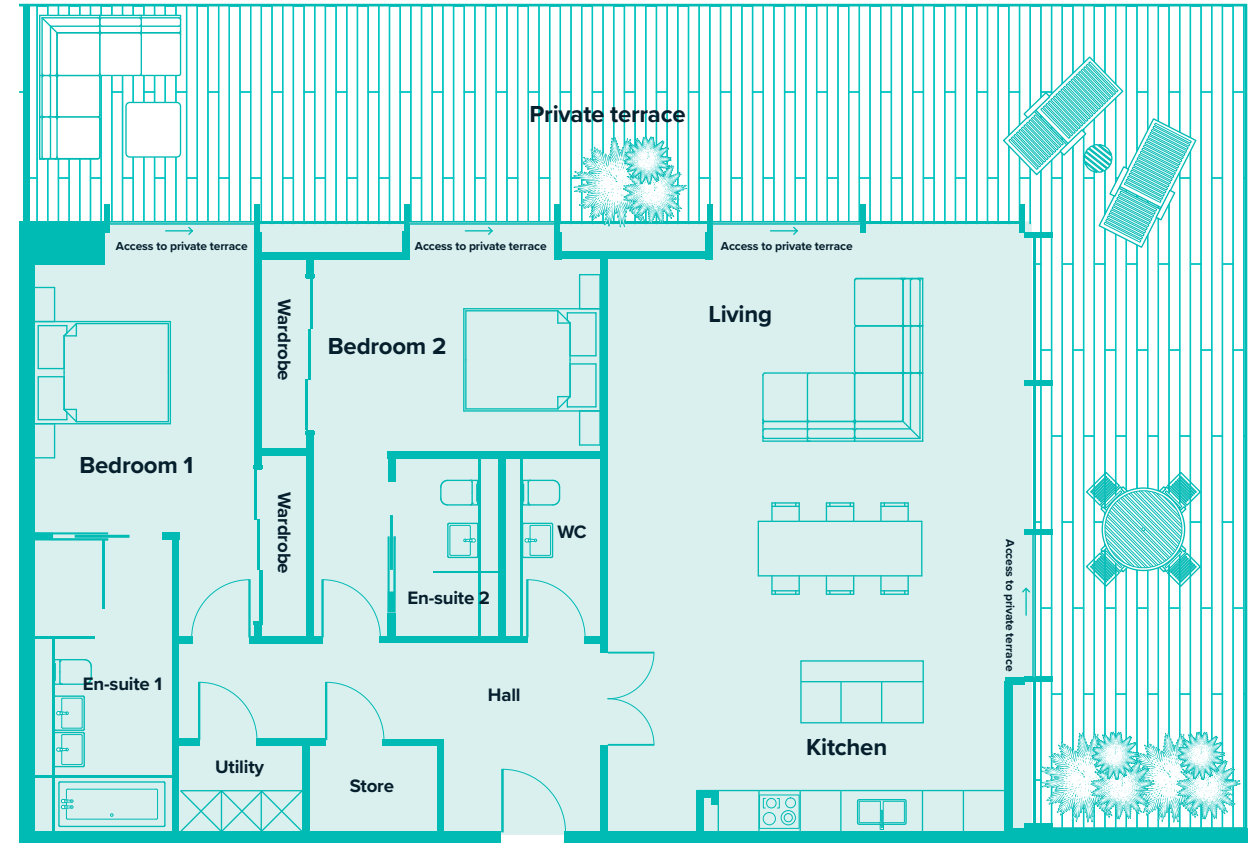


- Living / Kitchen** 26'4" x 19'8" (8.04m x 6.04m)
- Mezzanine** 12'8" x 8'2" (3.9m x 2.51m)
- Bathroom** 9'5" x 6'8" (2.89m x 2.07m)
- Bedroom 1** 13'4" x 11'2" (4.08m x 3.41m)
- Dressing room** 6'3" x 5'8" (1.91m x 1.78m)
- En-suite** 7'1" x 5'5" (2.16m x 1.67m)
- Bedroom 2** 9'5" x 8'3" (2.89m x 2.48m)



Apartment 10, third floor

2 bedroom, 2 bathroom penthouse with private terrace



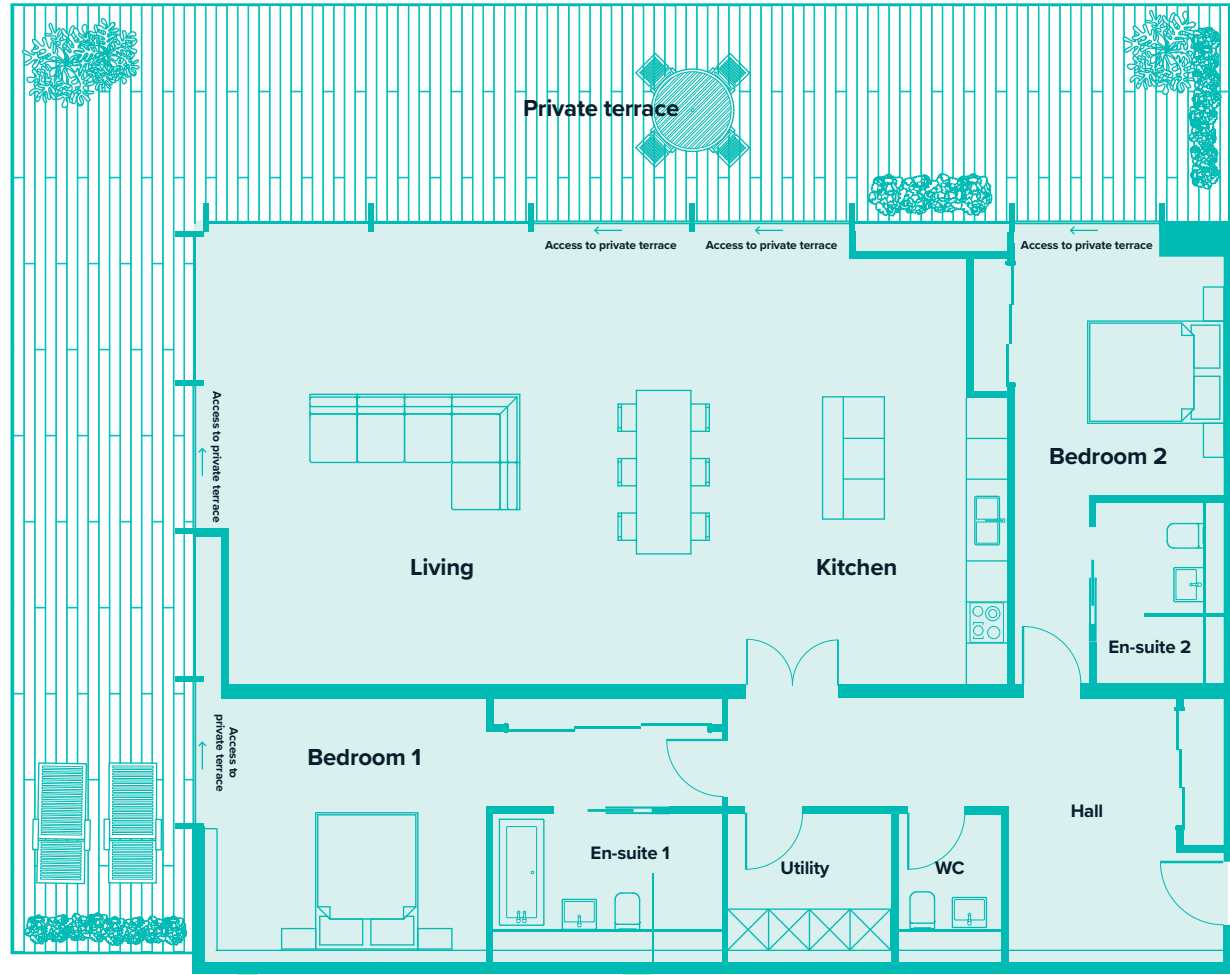
- Living / Kitchen** 28'9" x 20'1" (8.88m x 6.13m)
- Utility** 5'9" x 4'1" (1.80m x 1.24m)
- Bathroom** 8'8" x 3'7" (2.69m x 1.14m)
- Store** 6'2" x 4'1" (1.89m x 1.24m)
- Private terrace** 57'7" x 10'2" (17.60m x 3.10m)
9'8" x 39'4" (3.00m x 12.00m)

- Bedroom 1** 12'9" x 10'6" (3.94m x 3.24m)
- En-suite 1** 13'8" x 5'5" (4.22m x 1.67m)
- Bedroom 2** 14'0" x 10'8" (4.28m x 3.28m)
- En-suite 2** 8'7" x 3'9" (2.64m x 1.19m)



Apartment 11, third floor

2 bedroom, 2 bathroom penthouse with private terrace



- Living / Kitchen**
37'3" x 21'8" (11.32m x 6.65m)
- Utility**
7'8" x 6'0" (2.38m x 1.82m)
- Bathroom**
5'5" x 4'9" (1.68m x 1.49m)
- Terrace**
58'4" x 10'2" (17.80m x 3.10m)
8'5" x 44'9" (2.60m x 13.70m)

- Bedroom 1**
12'5" x 11.8" (3.82m x 3.61m)
- En-suite to Bedroom 1**
10'7" x 5'5" (3.28m x 3.61m)
- Bedroom 2**
13'1" x 10'0" (3.99m x 3.05m)
- En-suite to Bedroom 2**
8'7" x 5'1" (2.65m x 1.56m)



Specification

Kitchen

- Bespoke kitchens designed for St Bernards Residential by Reflections Studio
- LEICHT Kitchen Furniture using Senseo-Mechanic and GY2 Handle System
- Doors From LEICHT Bondi Collection
- LEICHT Compact Material Worktop
- Bora induction hob with integrated extraction
- Dornbracht Tara Ultra Brassware in Matt Black Finish
- Siemens integrated appliances to include oven; fridge; freezer and dishwasher
- Freestanding washing machine and tumble dryer [subject to apartment]
- Feature island for food

preparation and entertaining [subject to apartment]

Bathroom and en-suites

- White contemporary sanitaryware by Starck by Duravit with matt black fittings by Dornbracht
- All bathrooms, en-suites and WCs to have built-in feature cabinet with shelving and lighting.
- Full height ceramic tiling to all walls with sanitary ware
- Multi-rail towel warmer and shaver socket



The clients and their agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers / tenants should satisfy themselves as to the fitness of such equipment for their requirement.

Specification

Finishes & features

- Individual properties to feature oversized black painted front doors with matt black powder coated fittings and numerals
- Underfloor heating to all apartments
- Bespoke fitted wardrobes to master bedrooms throughout
- White painted internal wood doors with matt black fittings
- Feature mezzanine of powder coated steel with prime grade oak treads with whitewash stained finish [where applicable]
- Hardwood oak floor laid to living and kitchen area in chevron style
- Johnson ceramic floor tiles to all bathrooms and WCs
- Wilton Classic carpet to all bedrooms and mezzanine areas [where applicable]



External detail

- Dedicated parking provision with secure gated entry system
- Access roads and communal areas are private and will be maintained by a management company
- Attractive industrial feature fencing to external boundaries (where applicable)
- Full height glazed sliding doors to external terrace to penthouse apartments
- Generous private external terraces to penthouse apartments with feature paving and ample room for furniture

Media & communications

- TV/Phone sockets to lounge, all bedrooms and mezzanine (where applicable)
- Integrated television reception system, digital terrestrial, Sky Q provision, DAB and FM radio

Electrical & lighting

- Contemporary white sockets and switches throughout
- LED down lighters to hallway, bathroom, en-suite and WC
- 13 amp lighting circuit and sockets to living room
- Black powder coated lighting tracks with moveable adjustable spotlights to living areas, kitchen and mezzanine (where applicable)

Environmental details

- A-rated appliances throughout
- Dual flush mechanism to all toilets
- Energy efficient thermostatically controlled gas central heating with A-rated Potterton boiler
- Double glazed power coated opening aluminium windows providing a high level of thermal insulation and reduced heat loss
- High levels of insulation within walls and floors
- Dusk to dawn sensors on external communal lighting

Security & peace of mind

- 10 year Checkmate building warranty
- Lighting to all external areas throughout the night
- Secure video entrance to car park, pedestrian entrance and main reception area

The Exchange, Poplar Road, Solihull B91 3AB

Selling Agents



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Warranty



Backed by HM Government



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St Bernards Residential



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