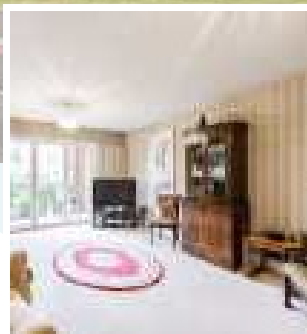


Scarlet Oak, Warwick Road, Solihull, B91 3EP



Guide price

£375,000



- Over 55's development
- Beautifully presented
- Two bedrooms
- EPC- C
- Private terrace

0121 705 3242

Solihull Office
158 High Street, Solihull B91 3SX

solihull@centrickproperty.co.uk

www.centrickproperty.co.uk



www.centrickproperty.co.uk

Scarlet Oak, Warwick Road, Solihull, B91 3EP

A beautiful two-bedroom apartment located on the ground floor of this prestigious development at Scarlet Oak built by Ortus Homes designed exclusively for the over 55's

Accommodation

Entrance hallway, sitting/dining room, kitchen, utility, shower room, master bedroom with fitted wardrobes and further walk in wardrobe plus an en suite, bedroom two with fitted wardrobes, Private terrace, allocated parking, communal lounge and gardens

Description

Scarlet Oak can be found within half a mile from the centre of the cosmopolitan town of Solihull. These luxury apartments offer the best of modern living accommodation, being located within close proximity to Brueton and Malvern parks as well as the temptation of the award winning shopping facilities. This property is built exclusively for the over 55's, it has been intelligently designed for easy living, with understated elegance in design both externally and internally.

Accessed via the communal entrance, one enters the development into the magnificent communal lounge/library with porcelain tiled floors, ample seating areas leading to automated glazed doors giving access to the car park area. A sumptuous corridor leads you through to the apartment front door which in turn opens into a welcoming entrance hallway with large storage cupboard and a further door radiating to the sitting/dining room with light infusing floor to ceiling glass bi-folding doors leading onto the private terrace, TV and satellite system with Sky+ multi room access and dining room area for table and chairs. From here is access to the fully fitted quality HATT kitchen with integrated dishwasher, stainless steel Neff single fan oven with fold away door, stainless steel built-in Neff combi microwave oven. Black gloss 4 zone Neff ceramic hob with rotary controls with splash back. Black gloss vertical extractor hood, Integrated Zanussi monoblock fridge/freezer, stainless steel drainer with inset sink, Davenport chrome double lever 'swan neck' mixer tap, stainless steel under-cover spot lights and Porcelanosa floor tiles. There is a separate utility



Scarlet Oak, Warwick Road, Solihull, B91 3EP

area housing the Zanussi washer/dryer and fridge freezer.

Located off the hallway is the luxuriously appointed shower room with illuminated audio mirror with Bluetooth connectivity, compatible with most MP3 players. Fitted vanity unit, Porcelanosa floor and wall tiles and heated towel rail.

The master bedroom has TV and satellite system with Sky+ multi room access, a superb walk in wardrobe dressing area with fitted wardrobes and door to en suite bathroom featuring the same specification as the shower room, plus a whirlpool Jacuzzi bath with shower over.

The second bedroom also has fitted wardrobes along with TV and satellite system with Sky+ multi room access

The apartment has a striking contemporary finish throughout and benefits from electric Economy 10 underfloor heating.

Gardens and Grounds

The development is located in the charming leafy surroundings of Warwick Road approximately half a mile from Solihull town centre and benefits from beautiful privately maintained landscaped gardens to the front and rear. There is a gated car park with one dedicated car parking space and ample visitor parking.

Number 2 Scarlet Oak has its own private terrace to the rear, perfect for a bistro table and chairs to sit and relax and watch the world go by or entertain friends and family.

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. 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



Scarlet Oak, Solihull, B91 3EP

approximate 10/15-minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

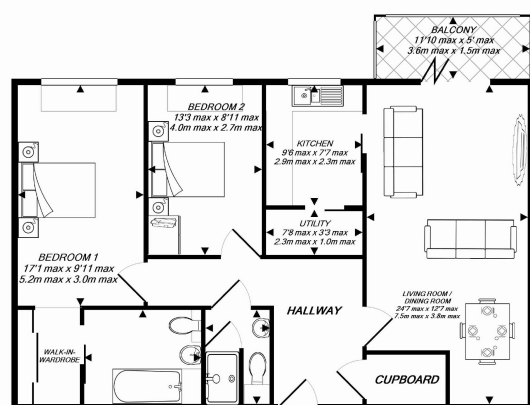
Directions

From the centre of Solihull proceed out along the



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
81	81
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
80	80
EU Directive 2002/91/EC	
England & Wales	



TOTAL APPROX. FLOOR AREA 996 SQ.FT. (92.5 SQ.M.)

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.

Made with Metropix 2016

General Information

Money Laundering: We have in place procedures and controls which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract and are produced in good faith and set out as a general guide only. The intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No employee of Centrick Property (and their Joint Agents where applicable) has the authority to make or give any representation or warranty in respect of the property. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

For rental properties like most other agents, Centrick Property has to charge some administration fees to process your application once you have chosen your ideal property. We try and keep these costs as low as possible and have a price match promise with other agents fees in most areas. Your property advisor will run through any applicable fees in detail with you at your viewing.



www.centrickproperty.co.uk