



Warwick Road, Solihull

Guide Price £700,000





## PROPERTY OVERVIEW

Nestled within a prestigious enclave mere moments from Solihull Town Centre, resides this exquisite three-bedroom mansion style apartment. Spanning an impressive 1500 square feet, the property offers a luxurious living experience set behind secure electric gates. Upon entering, a grand communal entrance hallway sets the tone, with lift access ensuring convenience on all levels. The interior unfolds into a breathtaking hallway, showcasing solid wood flooring and oak doors leading to all quarters of the residence. The main living area is a sight to behold, boasting a spacious drawing room adorned with an ornamental fireplace complete with a marble surround and coal effect gas fire. An adjacent fitted kitchen, replete with integrated appliances, provides access to a charming balcony and sitting area—ideal for alfresco dining or serene relaxation. Further enhancing the allure of this abode is a versatile room that transitions seamlessly between a dining room, snug, or playroom. This space exudes warmth with a stone fireplace, oak flooring, and French doors opening to the balcony.





Privately tucked away, the main bedroom indulges in opulence with a walk-in wardrobe, complemented by a luxuriously appointed ensuite. Bedroom two offers indulgent comfort, featuring built-in double wardrobes and an expansive ensuite. Additionally, the third bedroom lends itself to diverse usage, functioning equally well as a home office and serviced by a separate shower room. Beyond the confines of the apartment, serene communal gardens provide a tranquil retreat with ample seating areas for relaxation. Practical conveniences abound with a single garage featuring an electric door and allocated parking to the rear of the property, ensuring every need is met seamlessly. In conclusion, this magnificent residence effortlessly combines sophisticated living with practical amenities, offering a refined sanctuary in a coveted locale near Solihull Town Centre. An unparalleled opportunity to experience a lifestyle of comfort and elegance awaits discerning buyers within these walls.

#### 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.

Council Tax band: G

Tenure: Share of Freehold





- Three Bedroom Mansion Style Apartment
- Prime Location In Solihull
- Secure Gated Development
- Over 1500 Square Feet
- Share Of Freehold
- Lift Access To All Floors
- Allocated Parking & Garage
- Two Balconies & Communal Gardens
- Early Viewing Essential

#### **ENTRANCE HALL**

#### **DRAWING ROOM**

20' 0" x 18' 8" (6.10m x 5.69m)

#### **DINING ROOM/SNUG/PLAYROOM**

12' 5" x 11' 10" (3.78m x 3.61m)

#### **KITCHEN**

15' 3" x 11' 5" (4.65m x 3.48m)

#### **BEDROOM ONE**

18' 8" x 11' 3" (5.69m x 3.43m)

#### **ENSUITE**

9' 7" x 7' 9" (2.92m x 2.36m)

#### **BEDROOM TWO**

17' 10" x 12' 7" (5.44m x 3.84m)

#### **ENSUITE**

8' 6" x 8' 4" (2.59m x 2.54m)

#### **BEDROOM THREE/OFFICE**

9' 10" x 8' 8" (3.00m x 2.64m)

#### **SHOWER ROOM**

8' 5" x 4' 9" (2.57m x 1.45m)

#### **TOTAL SQUARE FOOTAGE**

140.4 sq.m (1511 sq.ft) approx.



#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL GARDENS**

#### **SINGLE GARAGE**

#### **ITEMS INCLUDED IN THE SALE**

Neff integrated oven, AEG integrated hob, AEG extractor, Neff microwave, Hotpoint fridge/freezer, Currys dishwasher, Neff washing machine, Neff tumble dryer, all curtains and blinds, underfloor heating in bathroom and ensuites and electric garage door.

#### **ADDITIONAL INFORMATION**

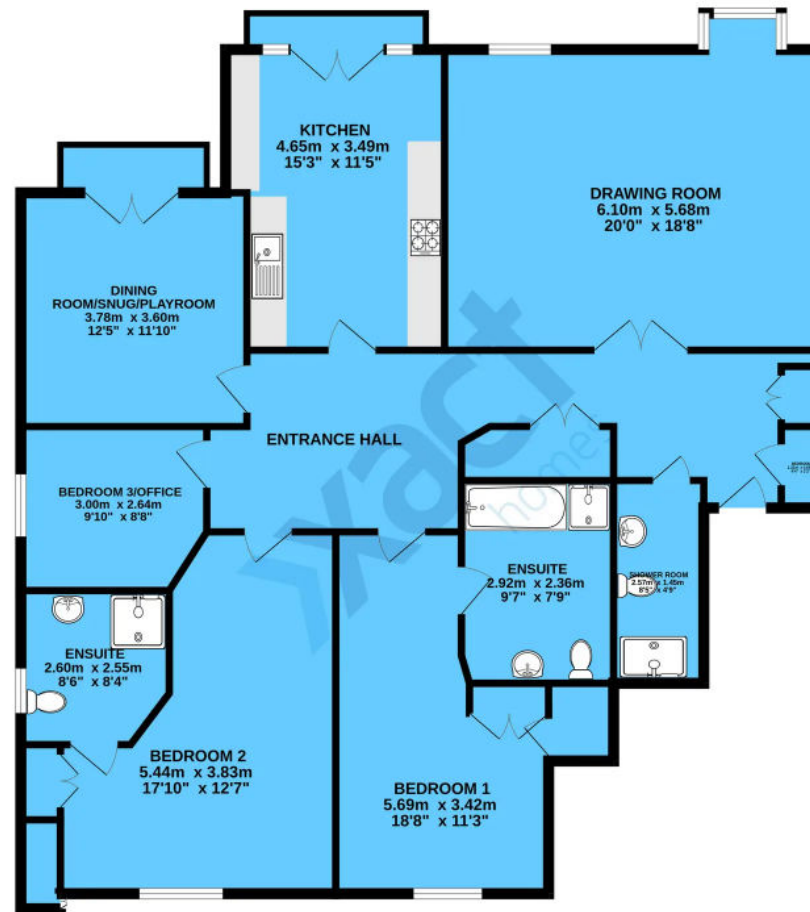
Services - mains gas, electricity and sewers.  
Broadband - Sky - fibre optic. Tenure - share of freehold. Service charge - £3,900 pa.

#### **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.



FIRST FLOOR  
140.4 sq.m. (1511 sq.ft.) approx.



TOTAL FLOOR AREA: 140.4 sq.m. (1511 sq.ft.) approx.  
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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**Xact Homes**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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