



## WARWICK HOUSE

  
WARWICK HOUSE  
32 ONE BEDROOM  
APARTMENTS  
FROM  
£175,000  
Coming Winter 2022/2023  
  
0121 683 8833  
  
0121 200 4567

**32 ONE BEDROOM  
APARTMENTS**  
Coming Winter **2022/2023**





# SOLIHULL

**Affluent, attractive and above average in every way, Solihull has a lot going for it.**

With a population of 215,000 and residents with higher-than-average levels of income and home ownership, the town is certainly one of the most aspirational in the Midlands.

Why do people love it so much? For starters, the town is dotted with green space throughout, with nearly three-quarters of the borough defined as Green Belt. Then there's the historic architecture, the plethora of amenities, the top schools and the fantastic transport links (motorways and airport included!).

Solihull is also little more than a stone's throw from the UK's second city – Birmingham – making it an excellent location for both commuting and leisure. The area provides a crucial boost to the West Midlands economy, home to more than 7,000 businesses with upwards of 100,000 people employed in the town. It's a highly productive workforce too – with GDP per capita of 130% of the national average. Not bad!

But let's talk about the people a little more.

More than half of Silhillians fall into the "Prosperous Suburbs" socio-demographic classification, with locals earning more than the UK's average across all percentile groups. Most of them are homeowners too; 74.5% according to the last census.

And they're a friendly bunch in Solihull. In 2020, the Solihull Place Survey found that 84% of residents know at least five people on their street by name. Loneliness levels are lower than average as well, with 84% claiming they never or hardly ever feel lonely. What's more, 89% say they're satisfied with life in Solihull, compared to the national average of 76%.

Like we said, there's a lot going for Solihull, step inside and see for yourself!



**Solihull High Street**



**The Beech House**





#### WALKING DISTANCE

|               |         |
|---------------|---------|
| Morrisons     | 2 mins  |
| Mell Square   | 5 mins  |
| Touchwood     | 7 mins  |
| John Lewis    | 7 mins  |
| Waitrose      | 10 mins |
| Train Station | 14 mins |



#### TRAIN JOURNEY

|            |             |
|------------|-------------|
| Birmingham | 10 mins     |
| Warwick    | 17 mins     |
| London     | 1hr 50 mins |
| Oxford     | 1hr 10 mins |

\*distances from google maps



# DESCRIPTION

Warwick House is the latest exciting development by renowned local developer, BPG, and will offer 32 one-bedroom apartments situated across four floors in the heart of Solihull. Each home has been well-designed and is well-proportioned to offer fantastic living accommodation in one of the most sought after towns in the UK.

Benefitting from a considered specification including bespoke kitchens with integrated appliances and Porcelanosa tiling and sanitaryware, Warwick House offers the perfect opportunity for First Time Buyers and investors. Each apartment benefits from lift access and there is secure, onsite parking available by separate negotiation.

\*Please be aware that planning permission has been submitted to Solihull Metropolitan Borough Council for the construction of 2 two bedroom roof-top penthouses, however planning permission has not been formally granted at this time.



**BPG DEVELOPMENT**

**32 APARTMENTS**

**ALL 1 BEDROOM**

**SET ACROSS 4 FLOORS**

**BESPOKE KITCHEN & FITTINGS**

**CENTRAL SOLIHULL LOCATION**

# LOCATION

## What's so good about Solihull?

There aren't many places like Solihull. It's affluent, it's attractive and it's just about the most aspirational place to live and work in the West Midlands. 89% of Solihull residents say they love life in Solihull, far above the national average of 76% – and we're not at all surprised.

The abundance of green space, historic architecture, shops, burgeoning businesses, top schools and transport links have all proven pivotal in Solihull's economic progress and make this town a seriously desirable place to live.

## Road travel to Solihull

Approximately 7 miles southeast of Birmingham city centre, 13 miles west of Coventry and 14 miles northwest of Warwick, Solihull's perfectly placed for travel, leisure and work opportunities within the West Midlands. Just off junction 5 of the M42 and with London 120 miles to the southeast and Manchester 80 miles to the northwest, it doesn't take long to get from Solihull to England's other major cities either.

## Getting here by rail

With its own railway station close to the town centre and Birmingham International station a stone's throw away, Solihull's very well connected. You can be at London Marylebone in just 90 minutes, Birmingham city centre in 15 and Warwick in 17.



## Air travel near Solihull

Birmingham International isn't just for rail travel, plenty of planes take off every day too. The airport is just 4 miles north of Solihull town centre which means you can shut your front door and step off the plane in Europe in just a few short hours. A recent extension to the airport means you can now fly directly to China, the Middle East and New York too.

## Where will you find Warwick House in Solihull?

Warwick House is just a minute's walk from Solihull High Street, close to one of Solihull's two major shopping centres, Mell Square. Touchwood shopping centre is another three minutes' walk into the town centre and is one of the UK's most popular, receiving an annual footfall of around 16 million.

Across the road from number 20 you'll find the NHS Hospital, an acute general hospital serving Solihull and south Birmingham. It's run by the same trust that's delivered more babies than anywhere else in Europe!



# SPECIFICATION

## Communal Areas:

- Internal corridor & stair lobby doors – solid core with laminated finish
- Service riser doors – solid core laminate or Access Hatches
- Ironmongery – contemporary style satin stainless steel finish
- Wall finish – painted matt emulsion
- Entrance mat – barrier matting
- Mail boxes – located within the ground floor
- Architrave – MDF detailed to match skirting
- Skirting – MDF square edge detailed skirting
- Flooring – carpet tiles in lobby and corridors
- Stairs – internal carpet to main staircase
- Miscellaneous – electrical power points in white plastic
- Fire control – automatic operated opening smoke vents as per building regulations
- Lighting – PIR controlled

## Kitchen/Living Areas:

- Contemporary high specification kitchen cabinets in laminated and gloss finish
- Solid surface Tristone
- Integrated CDA appliances to include induction hob, oven, fridge freezer, microwave, dishwasher, washer dryer and extractor
- Recessed LED downlighters and pendant
- Under counter sockets and switches – white finish
- Moduleo LVT flooring throughout

## Bathrooms:

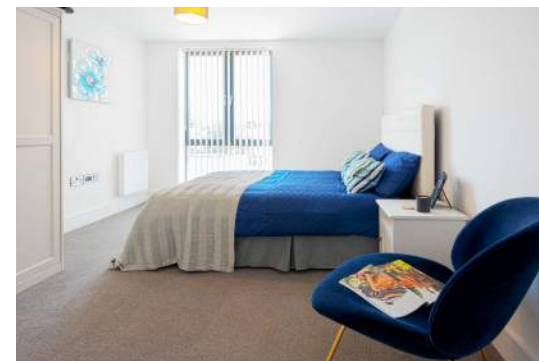
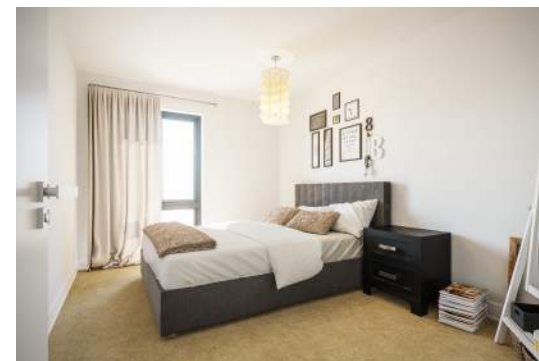
- Porcelanosa sanitaryware
- Porcelanosa shower
- Porcelanosa ceramic tiled walls (full height to shower area)
- Recessed LED downlighters
- Moduleo LVT flooring
- Chrome electric towel warmer rail

## Bedrooms:

- Heavy domestic carpet with underlay
- Single pendant light fitting

## General features:

- UPVC frame double glazed contemporary profile windows
- Broadband facility to store cupboard
- Video entry door system linked to main entrance
- Hot water via cylinder located within each apartment
- Heating via individual wall mounted electric heaters
- Communal satellite dish with digital / terrestrial aerial located on roof
- EPC "C"



\*Imagery typical for a BPG interior

# FLOORPLAN

|  | APT NO.         |                 |                 |                 | SQFT | SQM |
|--|-----------------|-----------------|-----------------|-----------------|------|-----|
|  | 1               | 9               | 18              | 26              | 409  | 38  |
|  | 2               | 10              | 19              | 27              | 525  | 49  |
|  | 3               | 11              | 20              | 28              | 465  | 43  |
|  | 4               | 12              | 21              | 29              | 487  | 45  |
|  | 5               | 14              | 22              | 30              | 488  | 45  |
|  | 6               | 15              | 23              | 31              | 464  | 43  |
|  | 7               | 16              | 24              | 32              | 526  | 49  |
|  | 8               | 17              | 25              | 33              | 417  | 39  |
|  | 1 <sup>ST</sup> | 2 <sup>ND</sup> | 3 <sup>RD</sup> | 4 <sup>TH</sup> |      |     |
|  | FLOOR           |                 |                 |                 |      |     |

\*all floors are identical







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