



## Wharf Lane, Solihull

Guide Price £175,000





## PROPERTY OVERVIEW

Presenting a fantastic opportunity for first-time buyers or investors, this two-bedroom first floor apartment offers a convenient and low maintenance lifestyle. Located a short distance from Solihull town centre, this property is offered with no upward chain, ensuring a swift and hassle-free transaction.

Upon entering the apartment, you are greeted by an entrance hallway providing ample storage space, leading into a spacious living/dining room that benefits from an abundance of natural light. The fitted kitchen boasts integrated appliances, catering to modern living needs.

The property features two generously sized bedrooms, one of which benefits from an ensuite bathroom, along with a further family bathroom. Additionally, residents can enjoy the convenience of an allocated parking space behind a secure gated entrance.

Situated overlooking a communal green area, this apartment offers a peaceful setting within reach of local amenities, making it a highly desirable property in a sought-after location.





#### 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: C

Tenure: Leasehold

- Two Bedroom First-Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Spacious Living / Dining Room
- Two Bedrooms
- Principal Bedroom With Ensuite
- Allocated Parking Space





**HALL**

**LIVING/DINING ROOM**

17' 0" x 11' 1" (5.18m x 3.38m)

**KITCHEN**

9' 11" x 7' 7" (3.03m x 2.32m)

**BEDROOM ONE**

13' 1" x 10' 8" (3.98m x 3.24m)

**ENSUITE**

7' 8" x 4' 9" (2.34m x 1.46m)

**BEDROOM TWO**

10' 3" x 10' 1" (3.12m x 3.07m)

**BATHROOM**

8' 2" x 6' 1" (2.50m x 1.86m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 50 sq.m. = 538 sq.ft. approx.





#### **OUTSIDE THE PROPERTY**

#### **SECURED GATED ALLOCATED PARKING SPACE**

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

Electrolux oven, hob and extractor, Hotpoint fridge freezer, Candy dishwasher and Hisense washer/dryer, all carpets, curtains, blinds and light fittings.

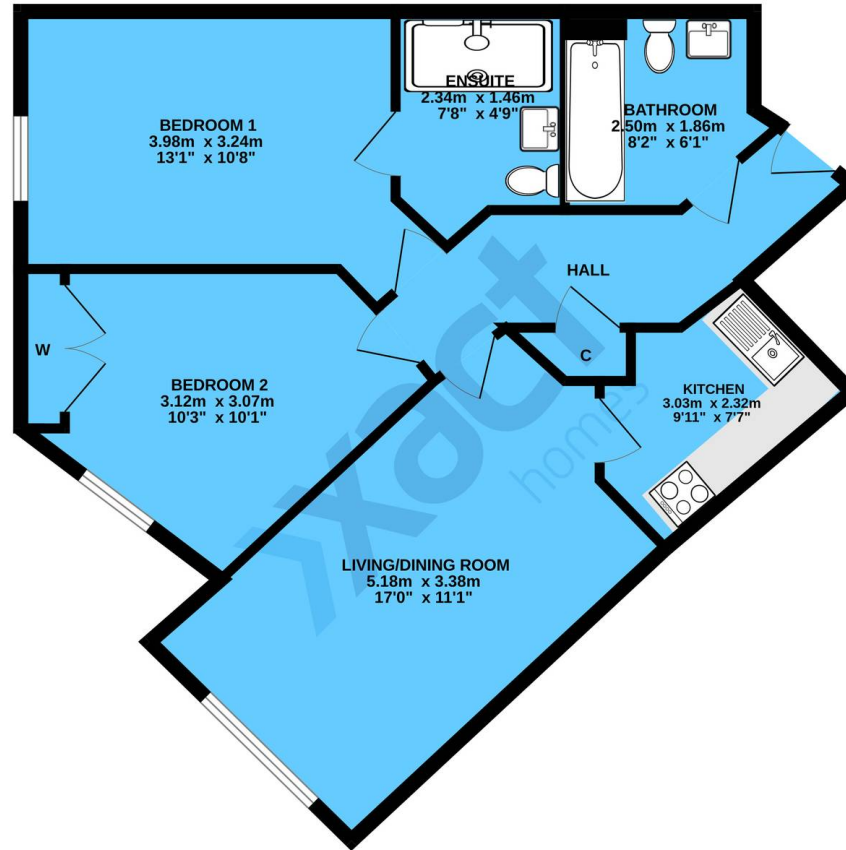
#### **ADDITIONAL INFORMATION**

Services - Mains gas, electricity and water on a meter.  
Service Charge - £1320.00 pa Ground Rent - £250.00 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



TOTAL FLOOR AREA: 50.0 sq.m. (538 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

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