



Wharf Lane, Solihull

Guide Price £170,000





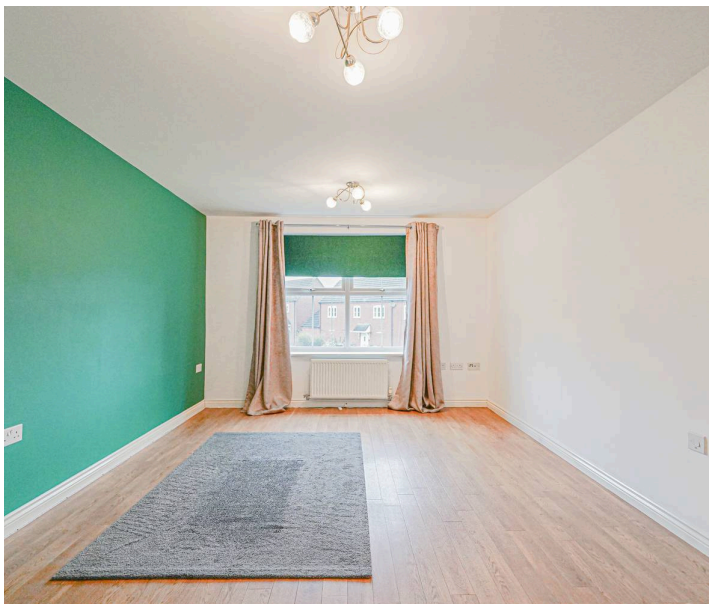
PROPERTY OVERVIEW

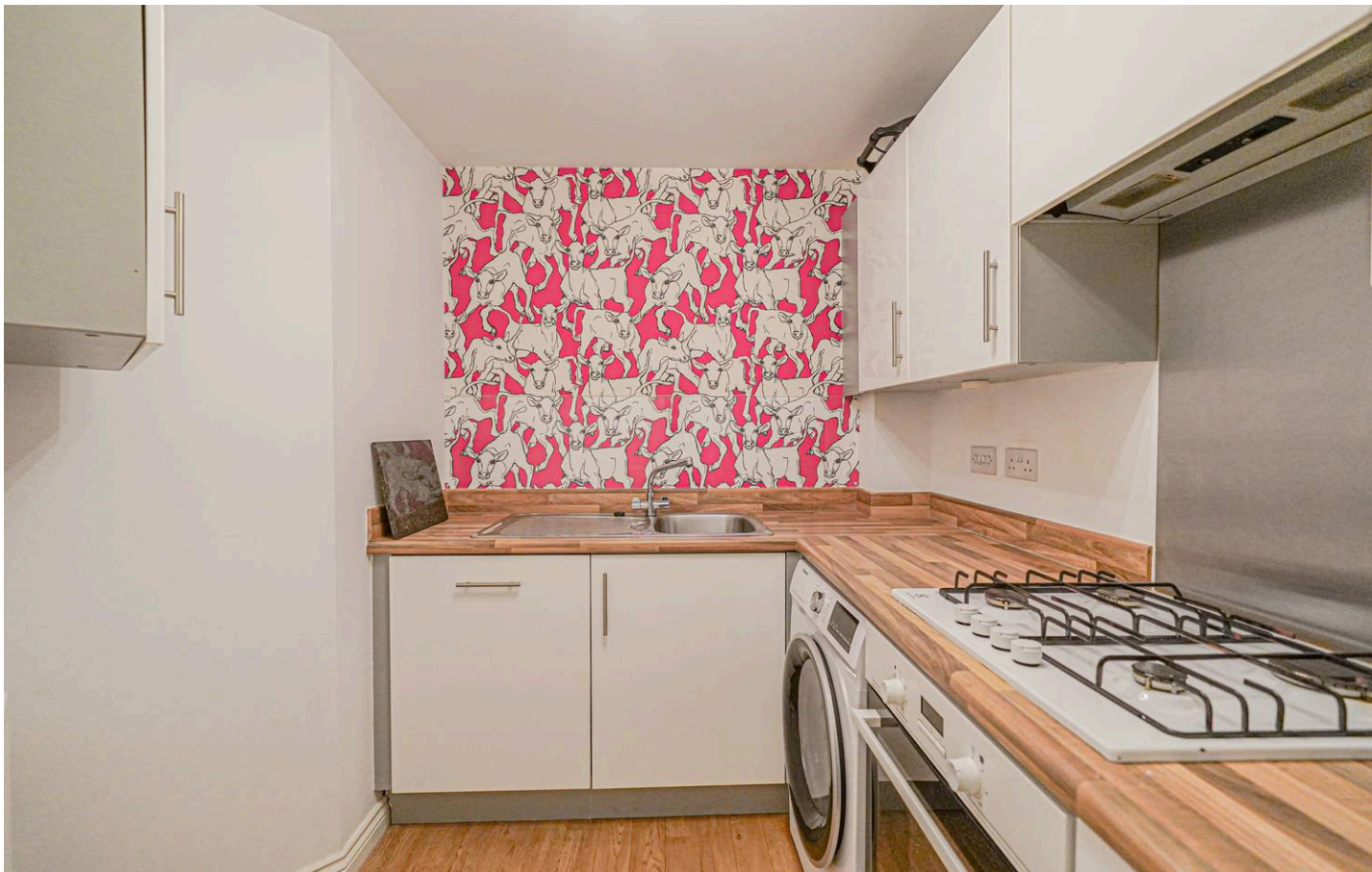
Presenting a fantastic opportunity for first-time buyers or investors, this two-bedroom first floor apartment offers a convenient and low maintenance lifestyle. Located a short distance from Solihull town centre, this property is offered with no upward chain, ensuring a swift and hassle-free transaction.

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

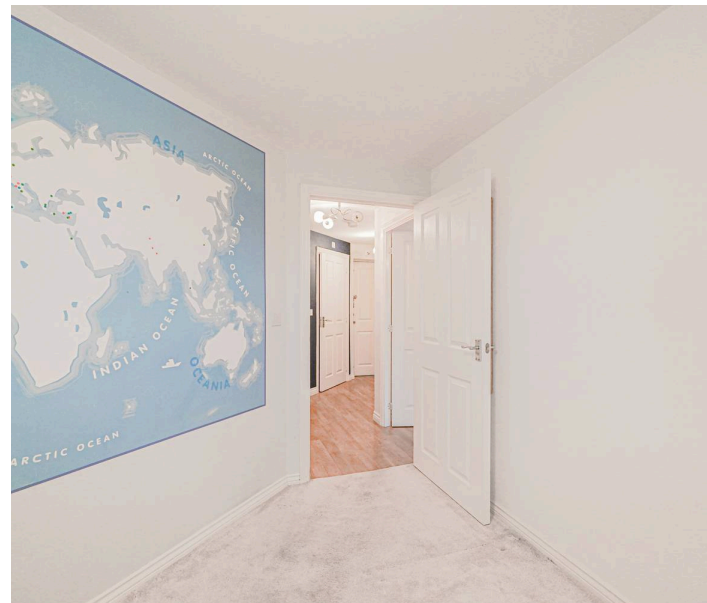
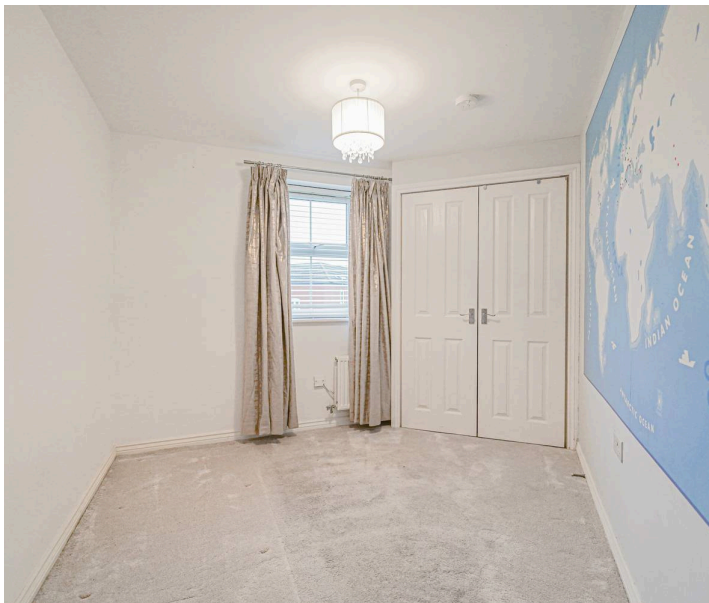
10' 3" x 10' 1" (3.12m x 3.07m)

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.

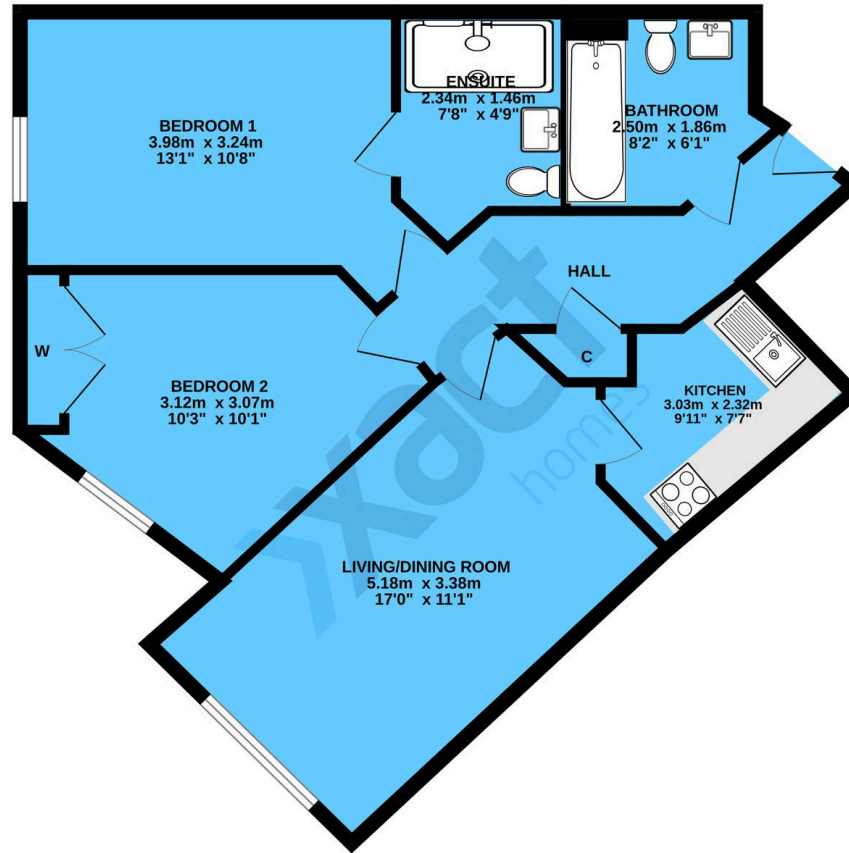
ADDITIONAL INFORMATION

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

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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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