



Wharf Lane, Solihull

Guide Price £175,000





## PROPERTY OVERVIEW

Nestled on the second floor of a well-maintained residential complex, this immaculately presented two-bedroom apartment offers a perfect blend of modern comfort and convenience. Boasting the absence of any upward chain, this property presents an enticing opportunity for first-time buyers looking to step onto the property ladder or savvy investors seeking a lucrative addition to their portfolio. Upon entering the apartment, residents are greeted by a spacious hallway that sets a welcoming tone, leading seamlessly into the open plan living and dining area. This versatile space is bathed in natural light streaming in from the Juliet balcony, creating a bright and airy atmosphere that is ideal for both relaxing nights in or entertaining guests. The adjacent fitted kitchen is equipped with integrated appliances, ensuring seamless meal preparation for culinary enthusiasts. The property comprises two well-appointed bedrooms, providing ample accommodation for various living arrangements. The principal bedroom boasts the luxury of an ensuite bathroom for added privacy, while the second bedroom offers the flexibility to be transformed into a convenient home office space for remote work or study needs. A modern family bathroom serves the secondary bedroom and guests, completing the living areas with practicality and style.



Residents of this apartment will benefit from private allocated parking behind a secure gated entrance, providing peace of mind for vehicle owners. Situated in a sought-after location, this property offers a desirable lifestyle with easy access to local amenities, transport links, and recreational facilities. Whether you are searching for a comfortable home to call your own or a promising investment opportunity, this apartment ticks all the boxes for modern, stress-free living. Don't miss this chance to secure a stylish urban retreat in a well-connected setting.

#### 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: B

Tenure: Leasehold





- Two Bedroom Second Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Immaculately Presented Throughout
- Open Plan Living / Dining Room
- Fitted Kitchen
- Two Generously Sized Bedrooms
- Family Bathroom & Ensuite
- Secure Allocated Parking Space

#### **ENTRANCE HALL**

#### **KITCHEN**

8' 0" x 7' 11" (2.43m x 2.41m)

#### **LIVING/DINING ROOM**

13' 9" x 11' 4" (4.19m x 3.46m)

#### **PRINCIPAL BEDROOM**

12' 6" x 8' 5" (3.81m x 2.56m)

#### **ENSUITE**

7' 10" x 4' 10" (2.39m x 1.47m)

#### **BEDROOM TWO**

11' 11" x 5' 10" (3.62m x 1.77m)

#### **BATHROOM**

6' 9" x 6' 2" (2.07m x 1.88m)

#### **TOTAL SQUARE FOOTAGE**

57.0 sq.m (614 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

**SECURE ALLOCATED PARKING SPACE**



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

Integrated oven and hob, extractor, fridge/freezer, washing machine, all carpets, some curtains, some light fittings and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

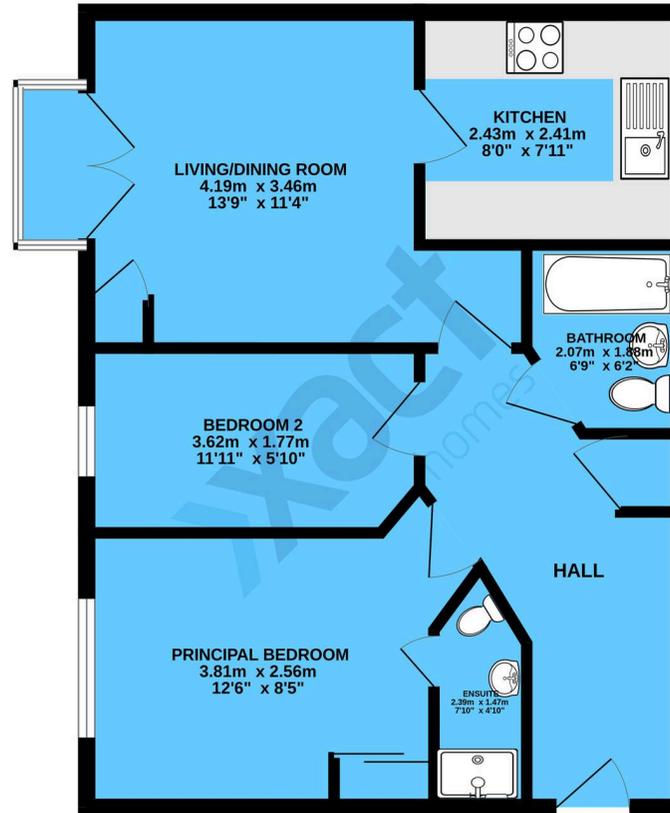
Services - Mains gas, electricity and water on a meter.

Service Charge - £1400 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.

SECOND FLOOR



TOTAL FLOOR AREA : 57.0 sq.m. (614 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

