



Wharf Lane, Solihull

Guide Price £130,000





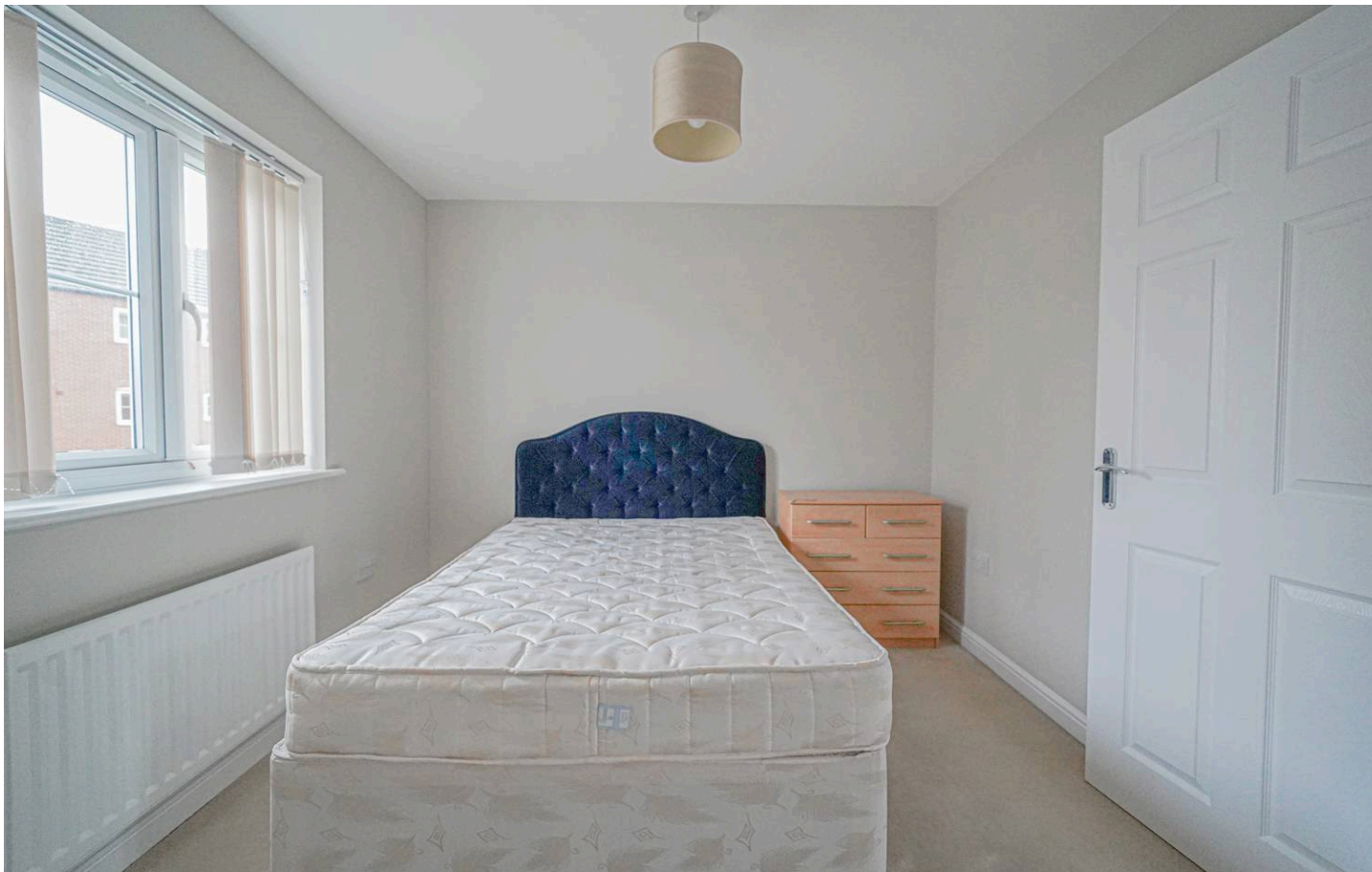
PROPERTY OVERVIEW

Presenting this exceptional one-bedroom first-floor apartment, offering an enticing opportunity with no upward chain, perfect for first-time buyers or investors. Situated on a peaceful road within close proximity to the town centre and local amenities, this property boasts convenience and tranquillity.

Upon entering through the secure communal entrance with an intercom system, residents are greeted with an additional storage cupboard in the corridor, providing practical functionality. The apartment features a generously sized open-plan kitchen, living, and dining room with ample work surfaces and an abundance of natural light, creating a welcoming space for relaxation or entertaining.



The double bedroom is complemented by an ensuite shower room, ensuring privacy and convenience. Furthermore, the property benefits from an allocated parking space, enhancing its appeal for residents with vehicles. Don't miss this opportunity to own a well-appointed residence in a sought-after location.



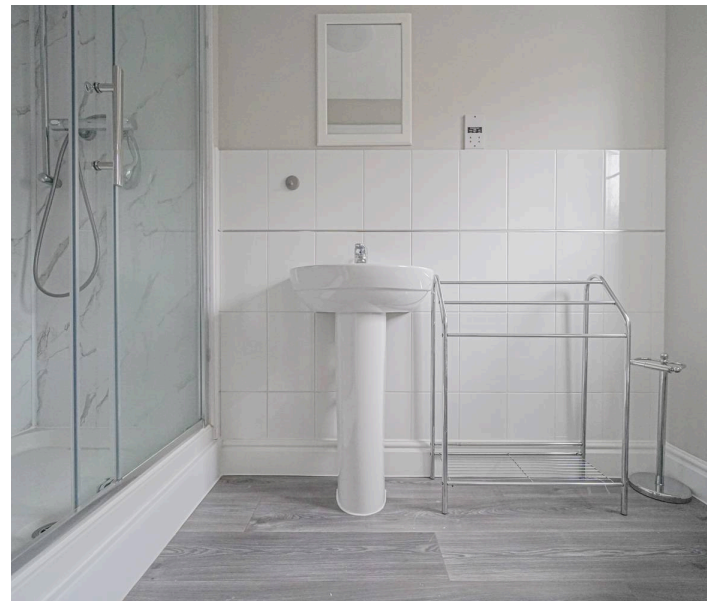
PROPERTY LOCATION

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: B

Tenure: Leasehold

- One Bedroom First Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Open Plan Kitchen/Living/Dining Room
- Double Bedroom With Ensuite Shower Room
- Set On A Quiet Road
- Allocated Parking Space



LIVING/DINING ROOM

10' 9" x 10' 9" (3.28m x 3.28m)

KITCHEN AREA

10' 8" x 6' 7" (3.25m x 2.01m)

BEDROOM

10' 8" x 9' 4" (3.25m x 2.84m)

ENSUITE

9' 3" x 4' 0" (2.82m x 1.22m)

TOTAL SQUARE FOOTAGE

33.0 sq.m (355 sq.ft) approx.



OUTSIDE THE PROPERTY

ONE ALLOCATED PARKING SPACE

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, all carpets and blinds, double bed, headboard, sofa and small table and chairs.

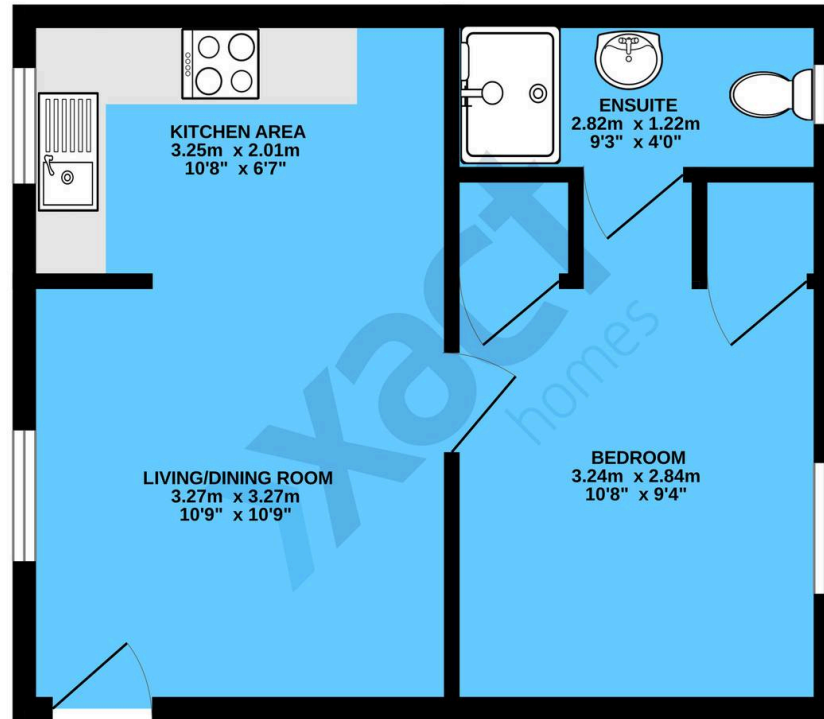
ADDITIONAL INFORMATION

Services, mains gas, electricity and sewers.
Broadband - cable. Service charge - £1,086 pa.
Ground rent - £250 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: 33.0 sq.m. (355 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.
Made with Metroplan ©2025.

Xact Homes

6 The Square, Solihull - B91 3RB

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

