



Wharf Lane, Solihull

Offers Over £170,000

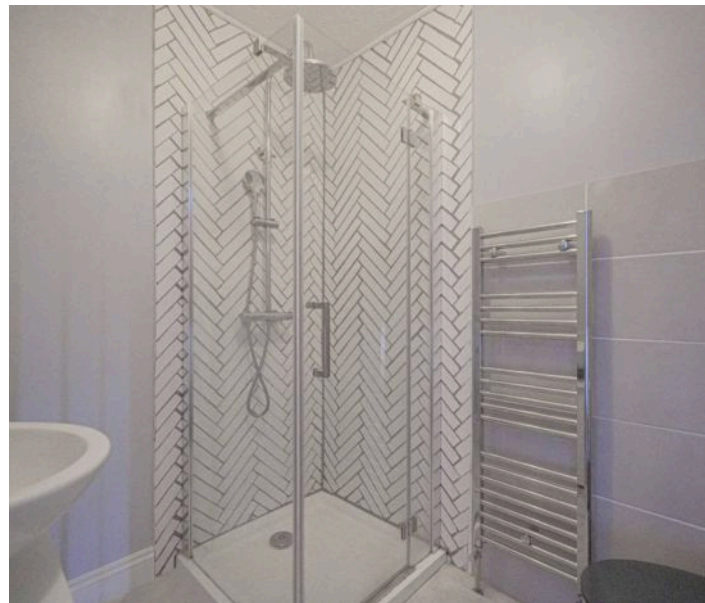




PROPERTY OVERVIEW

Situated in the desirable area of Solihull, this spacious top floor apartment offers a peaceful retreat on a quiet road while still being conveniently located close to all local amenities and the bustling town centre. Ideal for first-time buyers looking for a stylish abode or investors seeking a lucrative opportunity, this property presents itself with a modern charm that is sure to impress with the added benefit of NO UPWARD CHAIN. Accessible via a communal entrance equipped with a secure intercom system, residents will feel safe and at ease upon entering.

The apartment boasts a welcoming hallway with ample storage space, leading to a bright and airy open plan living / dining room that serves as the heart of the home. This inviting space is flooded with natural light, creating a warm and inviting ambience for relaxing or entertaining guests. Off the living / dining room, a well-appointed fitted kitchen awaits, offering ample workspace for culinary enthusiasts. Sleeping quarters comprise two double bedrooms, with the principal bedroom benefiting from its own ensuite, and the second bedroom providing the versatility of accommodating a double bed along with space for a home office setup. Additional features include an allocated parking space for convenience and an external storage cupboard in the main corridor.





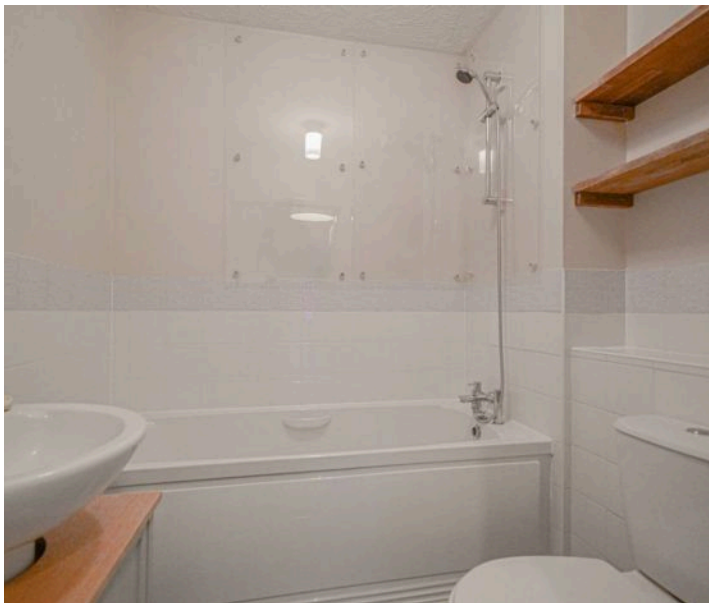
PROPERTY LOCATION

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

- Spacious Two Bedroom Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Short Distance From Town Centre
- Open Plan Living / Dining Room
- Fitted Kitchen With Ample Work Surfaces & Storage
- Two Double Bedrooms
- Principal Bedroom With Ensuite
- Allocated Parking Space





ENTRANCE HALLWAY

LIVING / DINING ROOM

20' 6" x 13' 9" (6.24m x 4.20m)

KITCHEN

13' 3" x 5' 10" (4.03m x 1.78m)

PRINCIPAL BEDROOM

13' 3" x 10' 2" (4.05m x 3.11m)

ENSUITE

6' 9" x 5' 6" (2.07m x 1.67m)

BEDROOM TWO

15' 4" x 7' 5" (4.67m x 2.25m)

BATHROOM

6' 4" x 5' 6" (1.94m x 1.68m)

TOTAL SQUARE FOOTAGE

62.0 sq.m (667 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING SPACE



ITEMS INCLUDED IN THE SALE

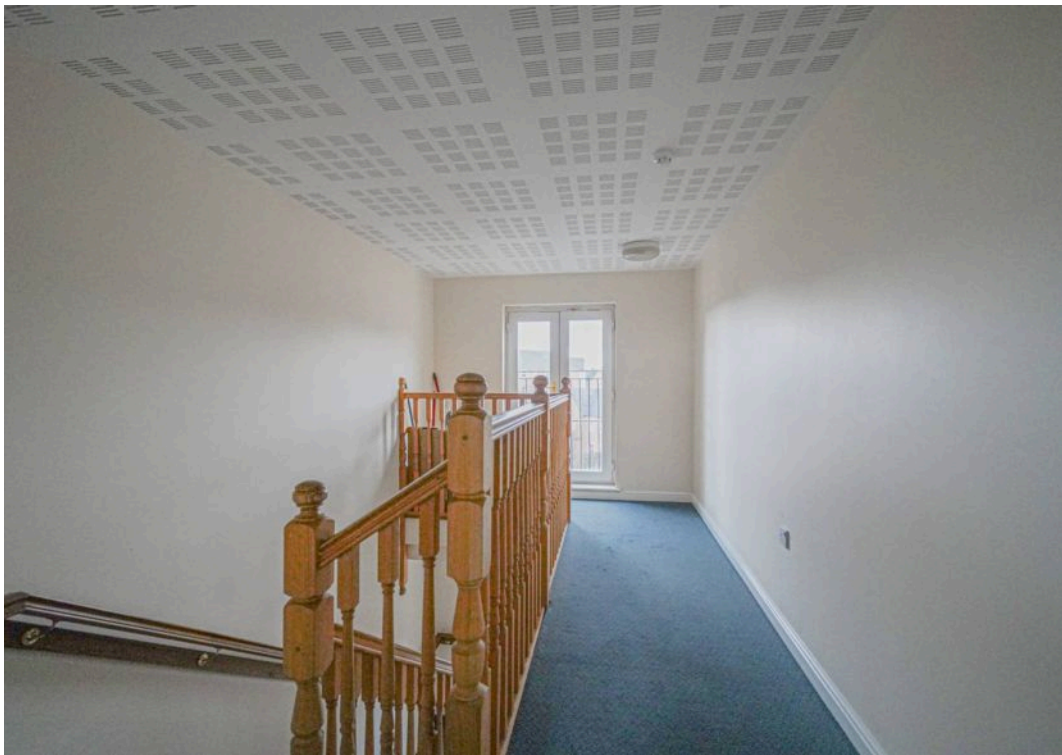
Beko integrated oven, integrated hob, extractor, Beko fridge/freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings, fitted wardrobe in one bedroom, sofa, bed, mattress, shelving unit in lounge, desk and office chair in bedroom, two under-sink cabinets, shelves above toilet in bathroom, shelves in outside storage cupboard, light shades in all rooms, curtain rail and curtains in kitchen and pan shelf in kitchen.

ADDITIONAL INFORMATION

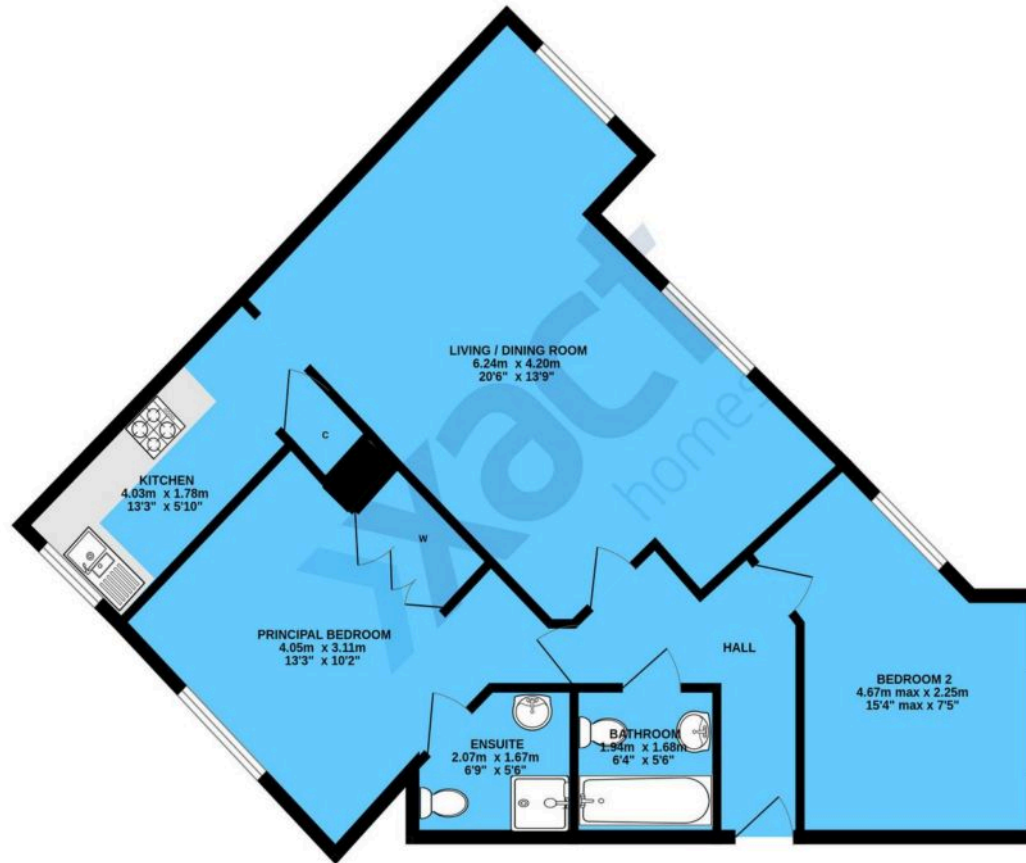
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded. Service charge - £1,344.00 pa. Ground rent - nil. Smart meter installed - meter readings sent automatically to provider.

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.



THIRD FLOOR



TOTAL FLOOR AREA: 62.0 sq.m. (667 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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