



Wharf Lane, Solihull

Offers Over £140,000





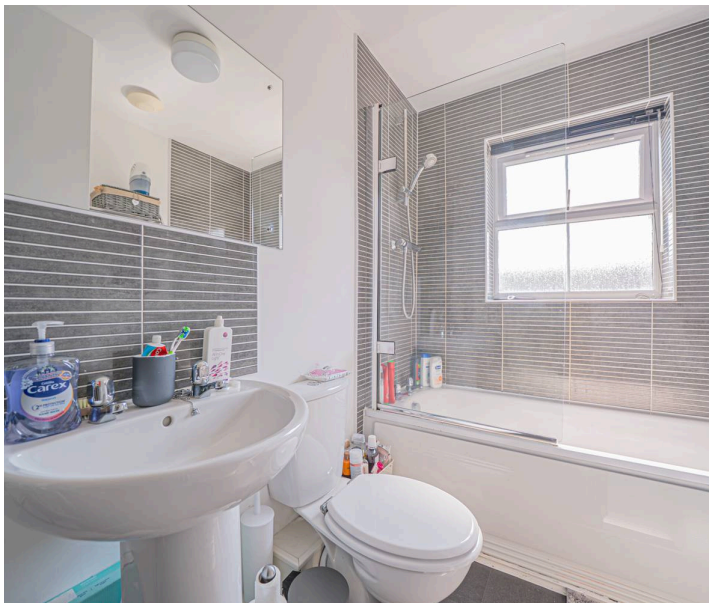


## PROPERTY OVERVIEW

Nestled on the top floor of a well-maintained complex surrounded by communal gardens, this charming one-bedroom apartment is an enticing opportunity for first-time buyers or savvy investors. Positioned within close proximity to Solihull Town Centre and all local amenities, this property offers both convenience and tranquillity.

Access is through a secure communal entrance, leading to an inviting hallway that guides you to a spacious living room, seamlessly connected to a modern fitted kitchen with integrated appliances. The apartment also features a comfortable double bedroom and a family bathroom, ensuring both style and functionality.

Additionally, the property includes an allocated parking space behind a secure gated entrance, providing peace of mind for residents in this 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 Top Floor Apartment
- Ideal For First-Time Buyers Or Investors
- Short Distance From All Local Amenities & Town Center
- Living Room Connected To Fitted Kitchen
- Double Bedroom
- Family Bathroom
- Allocated Parking Behind Secure Electric Gates
- Well Maintained Communal Gardens







#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

13' 2" x 10' 2" (4.02m x 3.09m)

#### **KITCHEN**

8' 0" x 7' 4" (2.45m x 2.24m)

#### **BEDROOM**

9' 6" x 8' 11" (2.89m x 2.71m)

#### **BATHROOM**

9' 6" x 5' 11" (2.89m x 1.81m)

#### **TOTAL SQUARE FOOTAGE**

38.0 sq.m (409 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

**SECURE GATED ALLOCATED PARKING SPACE**

**COMMUNAL GARDENS**





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

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, washer/dryer, some carpets, all blinds, all light fittings, fitted wardrobes in bedroom and an electric car charging point.

#### **ADDITIONAL INFORMATION**

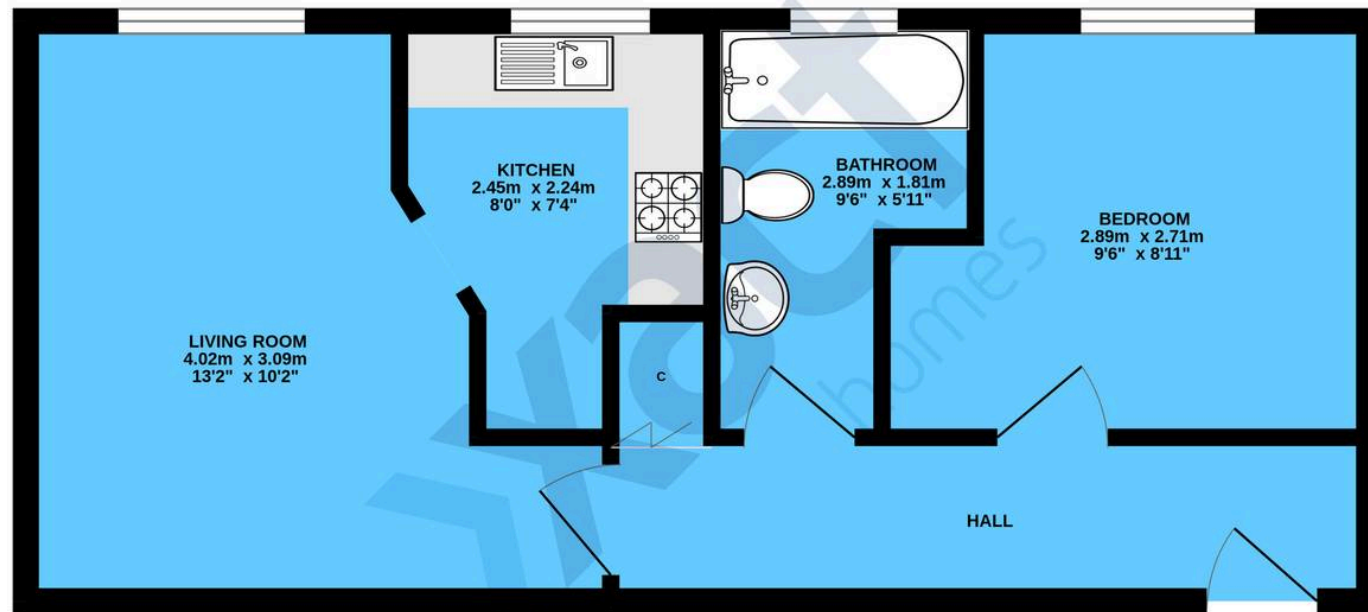
Services – direct mains water, sewers and electricity.  
Broadband – FTTP (fibre to the premises). Service charge – £1,040.95 pa. Ground rent – £200.00 pa.

#### **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.



## 3RD FLOOR



TOTAL FLOOR AREA : 38.0 sq.m. (409 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 Metropix ©2025

# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • [solihull@xacthomes.co.uk](mailto:solihull@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

**xact**  
HOMES

