



Wharf Lane, Solihull

Guide Price £165,000







## PROPERTY OVERVIEW

Presenting this ideal two-bedroom ground floor apartment, now available with NO UPWARD CHAIN, appealing to first-time buyers, investors, or downsizers seeking a conveniently situated residence. Located just a short distance from Solihull Town Centre, this property offers a welcoming entrance hallway with ample storage space, leading to the spacious open plan living/dining room seamlessly connected to a fitted kitchen. The apartment features two well-proportioned double bedrooms and a modern family bathroom. Additionally, the convenience of an allocated parking space enhances the accessibility of this property. Don't miss this opportunity to secure a comfortable and inviting living space in a prime location.

- Two Bedroom Ground Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers, Investors & Downsizers
- Open Plan Living / Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Allocated Parking Space





#### 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

#### ENTRANCE HALLWAY

#### LIVING/DINING ROOM

18' 9" x 13' 8" (5.72m x 4.17m)

#### KITCHEN

7' 9" x 6' 10" (2.36m x 2.08m)

#### BEDROOM ONE

13' 3" x 9' 0" (4.04m x 2.74m)

#### BEDROOM TWO

9' 8" x 7' 11" (2.95m x 2.41m)

#### BATHROOM

7' 7" x 6' 3" (2.31m x 1.91m)

#### TOTAL SQUARE FOOTAGE

59.0 sq.m (635 sq.ft) approx.

#### OUTSIDE THE PROPERTY

#### ALLOCATED PARKING







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

Integrated oven, integrated hob, extractor, Delonghi microwave, Hotpoint fridge/freezer, Zanussi dishwasher, Indesit washing machine, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

Services – water on a meter, mains gas, electricity and sewers. Service charge – 2023/24 – £1,336.54 pa.  
Ground rent – £150 pa.

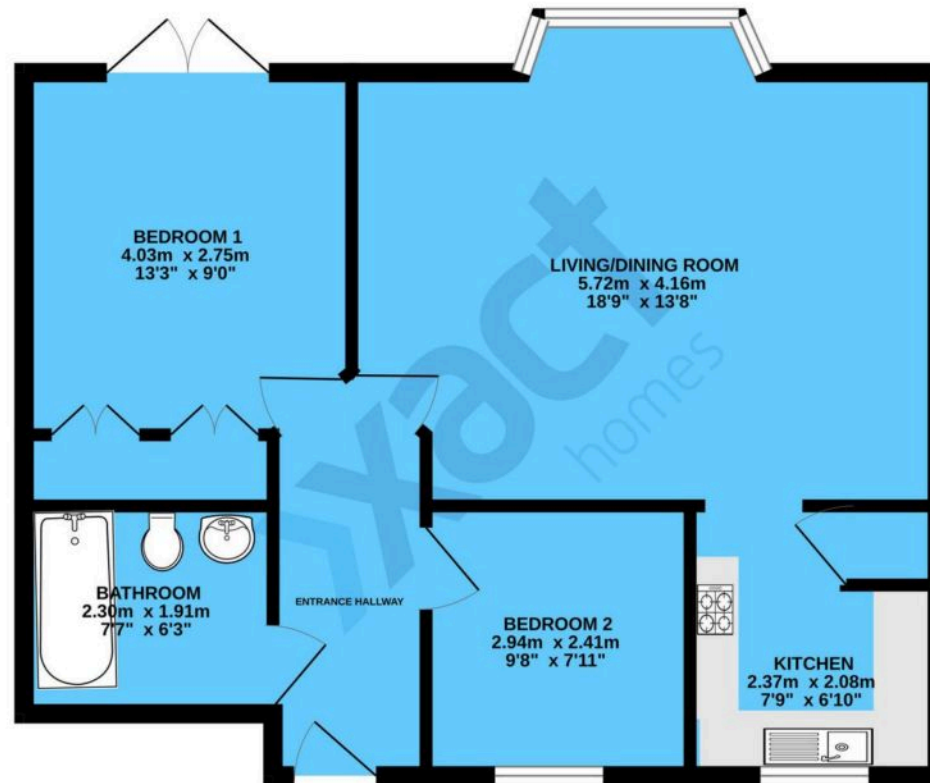
#### **INFORMATION FOR POTENTIAL BUYERS**

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.





## GROUND FLOOR



TOTAL FLOOR AREA: 59.0 sq.m. (635 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 C0205

# 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)

