



Wharf Lane, Solihull

Guide Price £300,000





PROPERTY OVERVIEW

We are delighted to present this detached three-bedroom family home to the market, boasting a desirable location just a stone's throw away from the town centre. With the added benefit of no upward chain, this property is an excellent opportunity for first-time buyers or investors seeking a prime residential investment.

As you step through the spacious entrance hallway, you'll be guided into a generously sized living room, featuring double doors that open onto the rear garden and fill the space with natural light. The property also features a fitted kitchen and a versatile sitting room, offering flexibility for various lifestyle arrangements.

Upstairs, three well-appointed bedrooms await, including a principal bedroom complete with an en-suite and fitted storage. A family shower room serves the upper level.

This property seamlessly blends comfort with convenience, making it an attractive option for those seeking quality living in a sought-after area.





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: D

Tenure: Freehold

- Three Bedroom Detached Family Home
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Short Distance From Solihull Town Centre
- Spacious Living Room
- Fitted Kitchen & Versatile Sitting Room
- All Services / Appliances Have Not And Will Not Be Tested
- Three Generously Sized Bedrooms
- Family Shower Room & En-Suite
- Private Rear Garden





ENTRANCE HALLWAY

WC

KITCHEN

12' 1" x 6' 11" (3.68m x 2.12m)

LIVING ROOM

17' 9" x 9' 7" (5.41m x 2.93m)

SITTING ROOM

8' 11" x 7' 5" (2.73m x 2.27m)

FIRST FLOOR

PRINCIPAL BEDROOM

9' 10" x 8' 10" (3.00m x 2.68m)

ENSUITE

6' 11" x 3' 3" (2.10m x 1.00m)

BEDROOM TWO

15' 7" x 8' 0" (4.75m x 2.45m)

BEDROOM THREE

12' 5" x 6' 9" (3.79m x 2.06m)

SHOWER ROOM

6' 11" x 6' 3" (2.10m x 1.90m)

TOTAL SQUARE FOOTAGE

63.4 sq.m (682 sq.ft) approx.

OUTSIDE THE PROPERTY

ON STREET PARKING

GARDEN

**ITEMS INCLUDED IN THE SALE**

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

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - ADSL copper wire. Loft - partially boarded.

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.

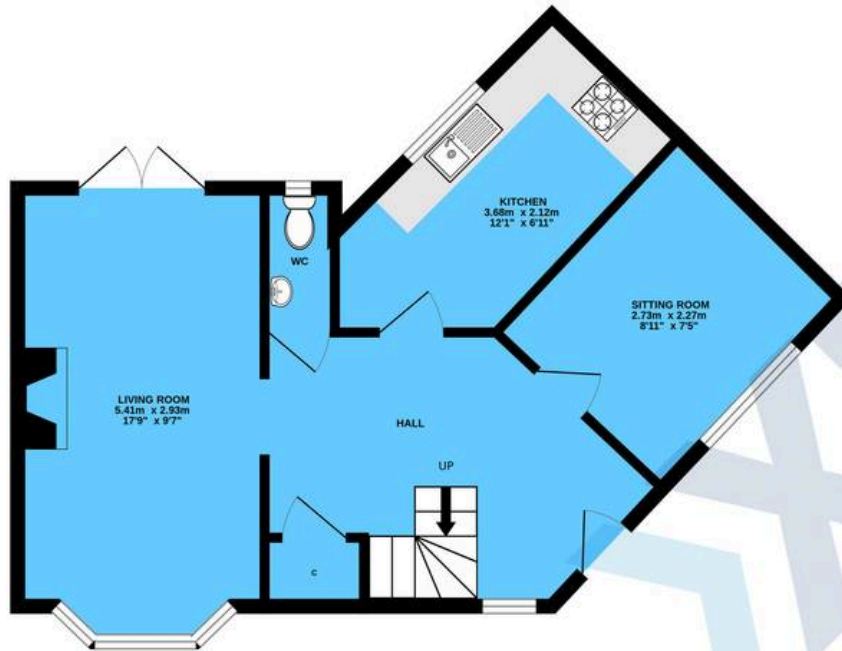
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

1ST FLOOR



TOTAL FLOOR AREA : 63.4 sq.m. (682 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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