



Wharf Lane, Solihull

Guide Price £195,000





PROPERTY OVERVIEW

Nestled in the heart of Solihull, this exquisite top floor apartment presents an exceptional opportunity for first-time buyers seeking a modern and chic living space. Elegantly refurbished throughout, this two-bedroom residence exudes a contemporary charm that is sure to captivate discerning individuals looking for a stylish abode.

As you step into the spacious and open entrance hallway, the design immediately reveals two convenient built-in storage cupboards, offering ample storage space for seamless organisation. The sprawling living and dining area beckons with an abundance of natural light streaming in through the large windows, creating an inviting ambience. Open the Juliet balcony doors to take in the beautiful views beyond.



The fitted kitchen boasts integrated appliances, catering to your culinary needs with efficiency and style. Both bedrooms in this apartment are generously proportioned, offering comfortable sanctuaries for relaxation. The principal bedroom benefits from an en-suite for added convenience, while the second bedroom provides ample space for various arrangements. A pristine family bathroom completes the interior layout with tasteful finishes.



A particularly unique benefit of this apartment is the large private loft space, which is accessible only from within the property. This expansive area provides excellent additional storage, rarely found in apartment living.

Safeguarding your vehicle within the property's confines is made easy with the allocated parking space behind secure electric gates, ensuring peace of mind for residents. Enhancing the appeal of this residence are the well-maintained communal grounds, providing a tranquil retreat for leisurely strolls and outdoor relaxation.

Without the burthen of an upward chain, this property presents a rare opportunity to step into a refined urban lifestyle in a prime location, surrounded by an array of local amenities within easy reach. The combination of convenience, comfort, and contemporary design makes this apartment a compelling choice for those seeking a new beginning in a vibrant community.

Don't miss out on the chance to make this stylish top floor apartment your own – schedule a viewing today and experience the allure of modern living in Solihull.





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

- Two Bedroom Top Floor Apartment
- NO UPWARD CHAIN
- Beautifully Presented Throughout & Recently Refurbished
- Large Living / Dining Room With Juliet Balcony
- Modern Fitted Kitchen
- Two Spacious Double Bedrooms
- Family Bathroom & En-Suite
- Secure Allocated Parking Space
- Ideal For First-Time Buyers Or Investors



ENTRANCE HALLWAY

KITCHEN

7' 10" x 5' 11" (2.40m x 1.80m)

LIVING / DINING ROOM

21' 4" x 10' 6" (6.50m x 3.20m)

PRINCIPAL BEDROOM

12' 10" x 8' 6" (3.90m x 2.60m)

ENSUITE

8' 2" x 4' 11" (2.50m x 1.50m)

BEDROOM TWO

12' 2" x 11' 2" (3.70m x 3.40m)

BATHROOM

8' 2" x 6' 7" (2.50m x 2.00m)

TOTAL SQUARE FOOTAGE

63.0 sq.m (678 sq.ft) approx.

OUTSIDE THE PROPERTY

SECURE GATED ALLOCATED PARKING

COMMUNAL GARDENS



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, all carpets, all blinds and all light fittings.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Service charge - £1,870.00 pa. Ground rent - £250.00 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: 63.0 sq.m. (678 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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