



Wharf Lane, Solihull

Guide Price £135,000

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PROPERTY OVERVIEW

This impressive one bedroom ground floor apartment is offered to the market with no upward chain, providing an excellent opportunity for first-time buyers, downsizers or investors seeking a well-located and thoughtfully designed home. Situated in a highly desirable area close to Solihull Town Centre, the property benefits from convenient access to a wide range of amenities, including shops, restaurants and excellent transport links.

Upon entering, you are welcomed into a spacious open plan kitchen/living room, which is flooded with natural light thanks to large windows that enhance the sense of space throughout. The well appointed kitchen is fitted with a range of integrated appliances, ensuring a seamless cooking and dining experience. The double bedroom is generously proportioned and features a stylish en-suite bathroom, providing both comfort and privacy for residents. The apartment has been finished to a high standard, with neutral décor and quality fixtures that create a modern yet inviting atmosphere.



Residents benefit from the use of well maintained communal gardens and picturesque views overlooking the canal, which add to the tranquil setting of the development. Additional features include an allocated parking space (providing secure and convenient parking for the property) and secure entry system for peace of mind. Early viewing is highly recommended to fully appreciate the quality and appeal of this superb apartment.

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 Ground Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers, Investors Or Downsizers
- Spacious Open Plan Kitchen / Living Room
- Double Bedroom With Large En-Suite
- Well Maintained Communal Gardens
- Allocated Parking Space
- Well Maintained Throughout

**KITCHEN/LIVING ROOM**

10' 6" x 17' 7" (3.21m x 5.37m)

BEDROOM

9' 1" x 10' 4" (2.76m x 3.15m)

BATHROOM

9' 2" x 3' 10" (2.80m x 1.16m)

TOTAL SQUARE FOOTAGE

33.0 sq.m (354 sq.ft) approx.

OUTSIDE THE PROPERTY**WELL MAINTAINED COMMUNAL GARDENS****ALLOCATED PARKING****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, washer/dryer, all blinds and light fittings and fitted wardrobes in bedroom.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Service charge - £1,150 pa. Ground rent - £247.17 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.

Approx Gross Internal Area
33 sq m / 354 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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