



Wharf Lane, Solihull

Guide Price £135,000





PROPERTY OVERVIEW

This well-presented one bedroom apartment is offered to the market with no upward chain, making it an excellent opportunity for first-time buyers, investors, or those looking to downsize. Situated on a quiet road close to all local amenities and reputable schools, the property provides convenient living in a sought-after location. Upon entering, you are welcomed by a practical entrance hallway that leads directly into a spacious open plan living and dining room, benefiting from an abundance of natural light that creates a bright and inviting atmosphere. Off the living area, a fitted kitchen offers ample storage and workspace, providing everything needed for modern day-to-day living. The double bedroom is generously sized, ensuring comfortable accommodation and space for additional furnishings if required. A well-appointed family bathroom serves the apartment, featuring contemporary fittings and a clean, neutral décor. Additional benefits include an allocated parking space within a secure car park (ideal for residents seeking peace of mind and convenience). The apartment is thoughtfully designed to maximise space and functionality, making it a practical choice for a range of buyers.





With its appealing layout, neutral interiors, and excellent location close to transport links, shopping facilities, and schools, this property represents a rare opportunity to acquire a low-maintenance home in a desirable setting. Early viewing is highly recommended to fully appreciate the quality and value on offer.

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 Apartment
- No Upward Chain
- Open Plan Living & Dining Room
- A Fitted Kitchen
- Double Bedroom With Family Bathroom
- Allocated Parking



ENTRANCE HALLWAY

LIVING & DINING ROOM

12' 7" x 13' 0" (3.84m x 3.95m)

KITCHEN

7' 8" x 7' 1" (2.33m x 2.16m)

BEDROOM

8' 7" x 9' 4" (2.62m x 2.84m)

BATHROOM

5' 6" x 9' 3" (1.67m x 2.83m)

TOTAL SQUARE FOOTAGE

37.0 sq.m (398 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Fridge/freezer, Washer/dryer and All carpets, Curtains, Blinds and Light fittings.

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Service charge – £1,186 pa. Ground rent – £200 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.

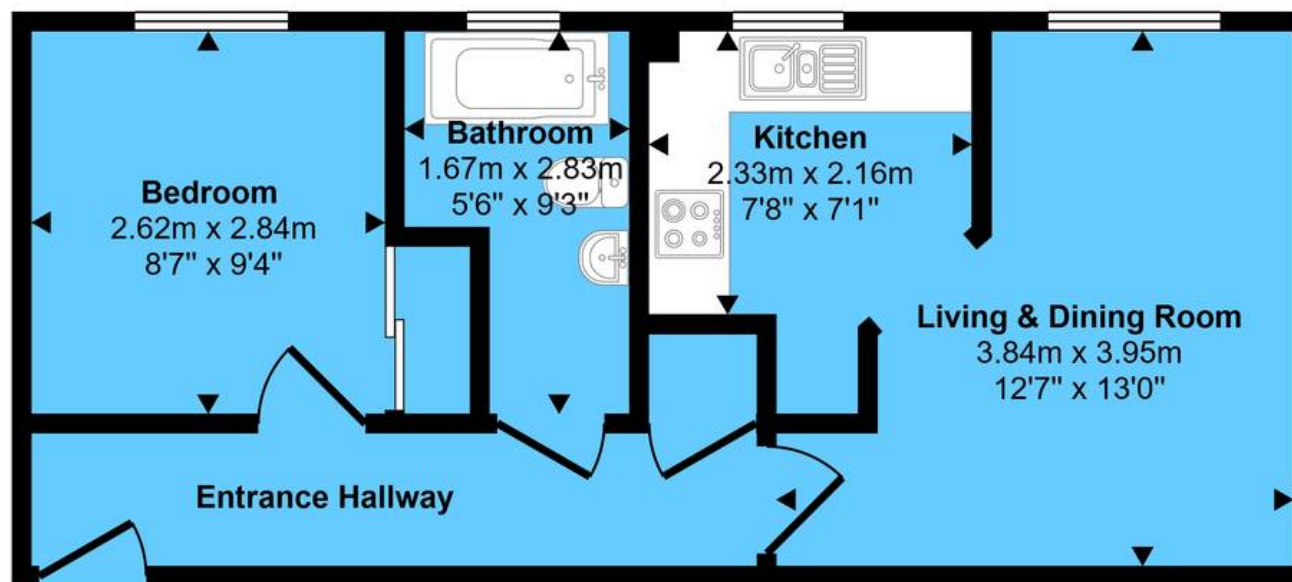
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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
37 sq m / 398 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.

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