



## Brook House Wharf Lane, Solihull

Guide Price £160,000



## PROPERTY OVERVIEW

Presenting this immaculately maintained two-bedroom second-floor apartment, with no upward chain, making it an exceptional opportunity for first-time buyers or investors alike. Situated in a desirable location, the property boasts picturesque views overlooking a communal green, providing a tranquil setting.

Upon entering, you are welcomed into a spacious hallway offering ample storage options, leading to a light-filled open plan living and dining area with a Juliet balcony, perfect for relaxation and entertainment. The fitted kitchen features integrated appliances, adding convenience and style to the space.

The accommodation comprises two well-appointed bedrooms, including a principal bedroom with an ensuite bathroom, and a large family bathroom to cater to all needs. Further enhancing the appeal, the property benefits from secured gated parking and an intercom system for added security and peace of mind. Don't miss the chance to call this delightful apartment your own.



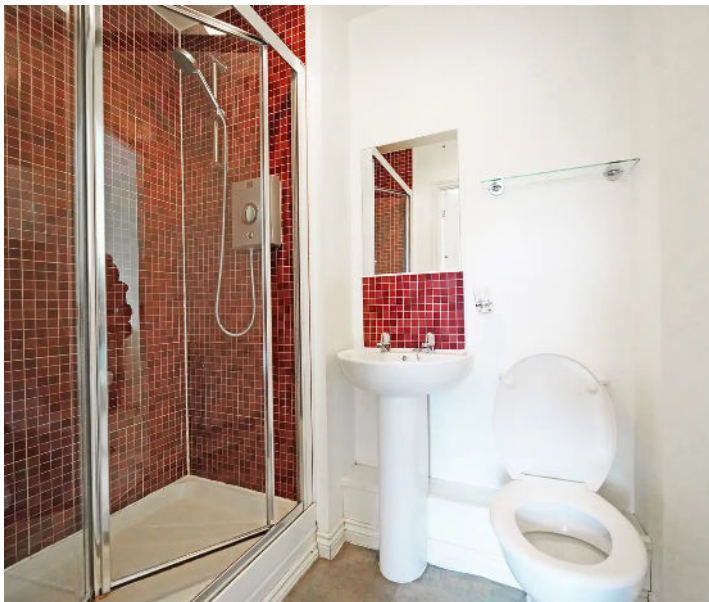


#### PROPERTY LOCATION

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 Second Floor Apartment
- Ideal For First-Time Buyers Or Investors
- Open Plan Living / Dining Area
- NO UPWARD CHAIN
- Fitted Kitchen
- Principal Bedroom With Ensuite
- Family Bathroom
- Secure Gated Parking



**HALLWAY**

**LIVING / DINING AREA**

14' 1" x 11' 2" (4.28m x 3.40m)

**KITCHEN**

10' 0" x 6' 3" (3.04m x 1.91m)

**PRINCIPAL BEDROOM**

11' 3" x 10' 8" (3.43m x 3.25m)

**ENSUITE**

8' 0" x 4' 10" (2.43m x 1.47m)

**BEDROOM TWO**

10' 4" x 10' 2" (3.14m x 3.10m)

**BATHROOM**

8' 2" x 5' 7" (2.49m x 1.69m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 59.0 sq.m. = 635 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**SECURE GATED PARKING**



**ITEMS INCLUDED IN SALE**

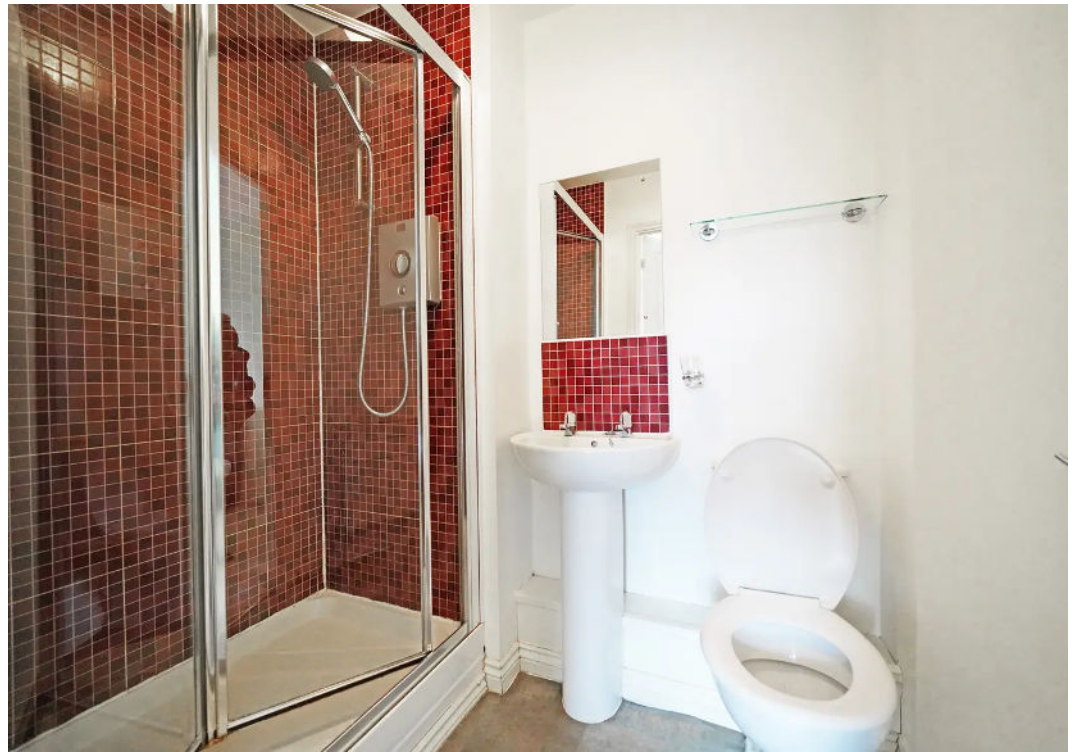
Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washer dryer, all carpets, all curtains and all light fittings.

**ADDITIONAL INFORMATION**

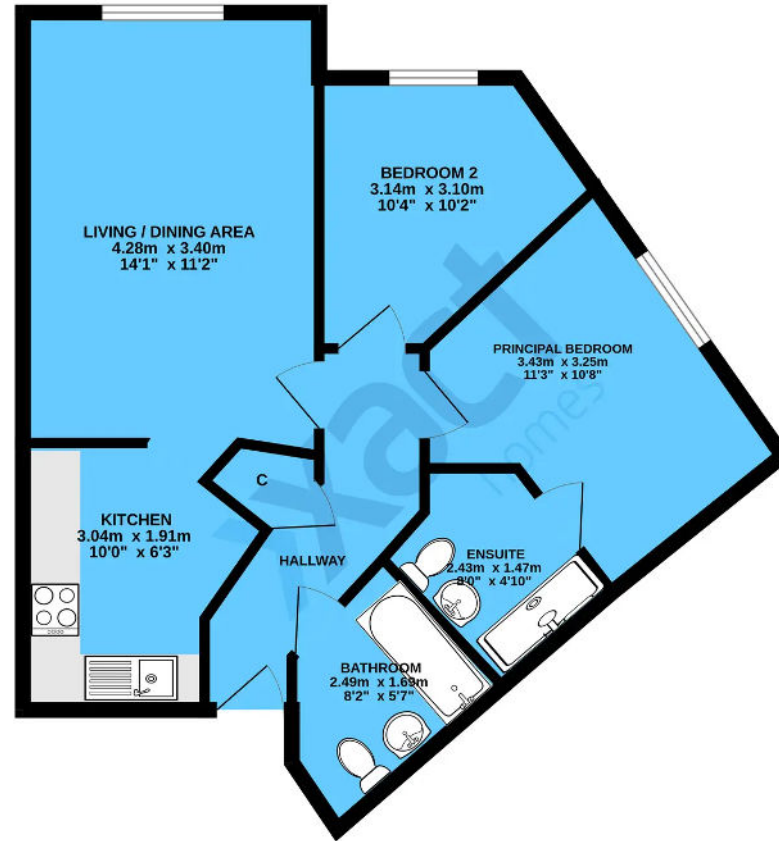
Services - mains gas, electricity and mains sewers.  
Ground rent - £250.00 (pa). Service charge - £1450.00 (pa).

**MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



2ND 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.  
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