



Wharf Lane, Solihull

Guide Price **£160,000**





PROPERTY OVERVIEW

Presenting this well-appointed two bedroom second floor apartment, ideally situated just a short distance from Solihull town centre, offering an exceptional opportunity for first-time buyers or investors seeking a prime location. The property is accessed via a welcoming entrance hallway, setting the tone for the comfortable and practical accommodation within. The large living/dining room is flooded with natural light, creating a bright and airy atmosphere that is perfect for relaxing or entertaining guests. The fitted kitchen is thoughtfully designed with ample storage space, providing a functional and attractive area for meal preparation. Both bedrooms are generously sized, offering flexibility for a range of furnishing options and ensuring plenty of room for residents or guests. The family bathroom is well maintained and conveniently located, featuring a modern suite that caters to everyday needs. Additional benefits of this appealing apartment include an allocated parking space within a secure car park (providing peace of mind for residents with vehicles) and for those with electric cars there is the added benefit of public chargers available on the road. The apartment is part of a well-maintained development, with secure entry for added security and convenience.





With its excellent proximity to Solihull's vibrant array of shops, restaurants, and amenities, as well as easy access to transport links for commuters, this property represents a superb lifestyle choice or investment opportunity. Early viewing is highly recommended to appreciate the space, light, and convenience that this delightful apartment has to 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: C

Tenure: Leasehold



- Two Bedroom Second Floor Apartment
- Great Location Close To All Local Amenities & Town Centre
- Allocated Parking In Secure Car Park
- Spacious Open Plan Living / Dining Room
- Fitted Kitchen With Ample Storage Space
- Two Generously Sized Bedrooms
- Family Bathroom
- Ideal For First-Time Buyers Or Investors



ENTRANCE HALLWAY

LIVING/DINING ROOM

17' 6" x 12' 4" (5.33m x 3.76m)

KITCHEN

9' 1" x 7' 5" (2.76m x 2.25m)

BEDROOM ONE

12' 1" x 11' 11" (3.69m x 3.63m)

BEDROOM TWO

8' 2" x 8' 6" (2.50m x 2.59m)

BATHROOM

6' 8" x 5' 3" (2.03m x 1.60m)

TOTAL SQUARE FOOTAGE

56.0 sq.m (599 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Microwave, Fridge, Freezer, Washing machine, All carpets and curtains, Some blinds and light fittings and Fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – part boarded. Service charge – £1,500 pa. Ground rent – £150 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.

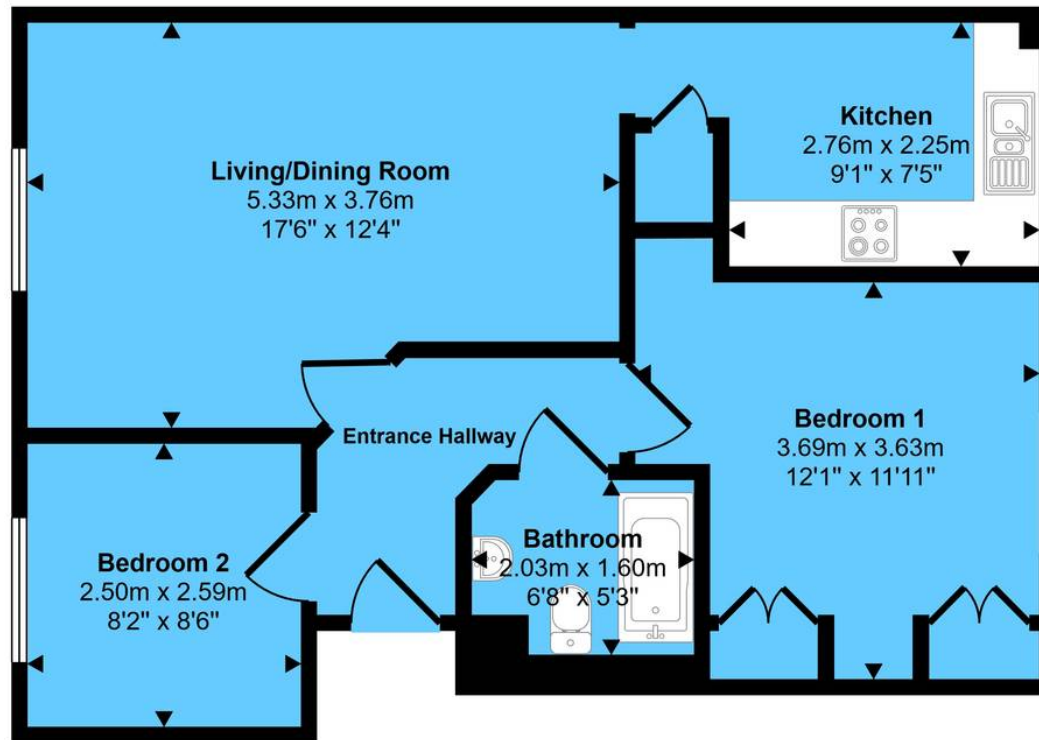
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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
56 sq m / 599 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

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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