



Wharf Lane, Solihull

Guide Price £135,000





PROPERTY OVERVIEW

Presenting this well-appointed one bedroom second floor apartment, offered to the market with no upward chain. Ideally suited to first-time buyers or investors, this property enjoys a prime location in the heart of Solihull, within easy reach of local amenities, shops, and excellent transport links. The apartment features a bright and spacious open plan kitchen, dining and living area, designed for modern living and entertaining. The kitchen comes complete with integrated appliances, providing both style and practicality. The double bedroom benefits from fitted wardrobes, offering generous storage space, while the contemporary shower room is finished to a high standard. The property also enjoys the convenience of an allocated parking space, ensuring secure and hassle-free parking.



The apartment is set within a well-maintained development, providing a welcoming environment for residents. Excellent public transport links and proximity to major road networks make commuting straightforward. This apartment represents an excellent opportunity to enjoy comfortable, low-maintenance living in a sought-after location. Early viewing is highly recommended.



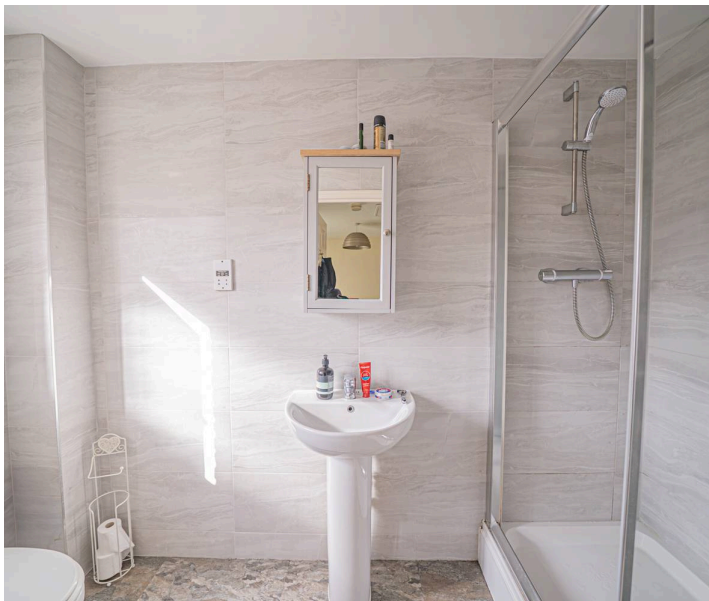
PROPERTY LOCATION

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 Second Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Great Location Close To All Local Amenities & Shops
- Allocated Parking Space
- Spacious Open Plan Kitchen / Dining & Living Room
- Double Bedroom With Fitted Wardrobes
- En-Suite Shower Room
- Early Viewing Essential



LIVING & DINING ROOM

10' 6" x 10' 4" (3.21m x 3.15m)

KITCHEN

10' 5" x 6' 6" (3.17m x 1.98m)

BEDROOM

9' 3" x 10' 4" (2.82m x 3.16m)

SHOWER ROOM

9' 3" x 3' 10" (2.82m x 1.17m)

**TOTAL SQUARE FOOTAGE**

33.0 sq.m (353 sq.ft) approx.

OUTSIDE THE PROPERTY**ALLOCATED PARKING****ITEMS INCLUDED IN THE SALE**

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

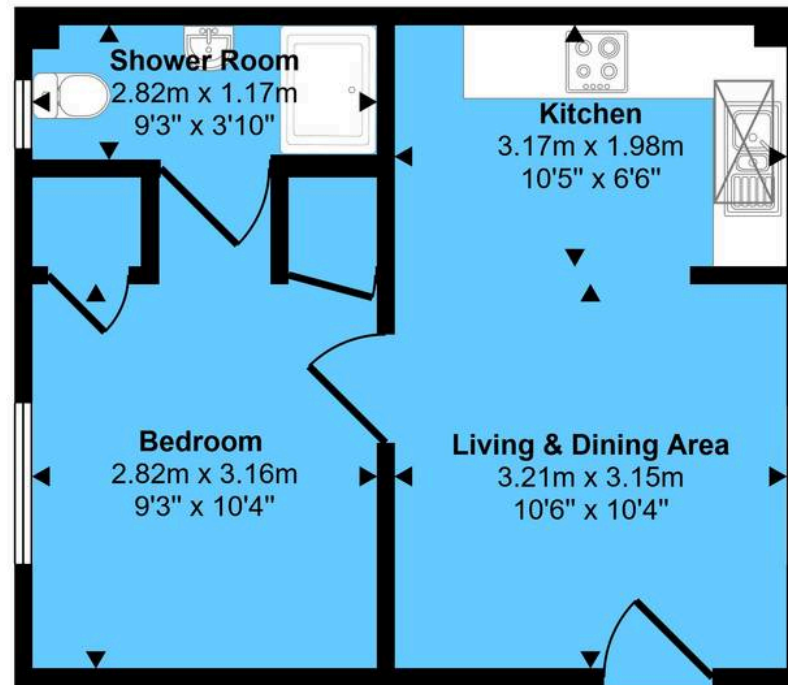
ADDITIONAL INFORMATION

Services - mains electricity and sewers. Broadband - FTTP (fibre to the premises). Services charge - £850 pa. Ground rent - £300 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 / 353 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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