

Wharf Lane, Solihull

Guide Price £135,000

xact HOMES



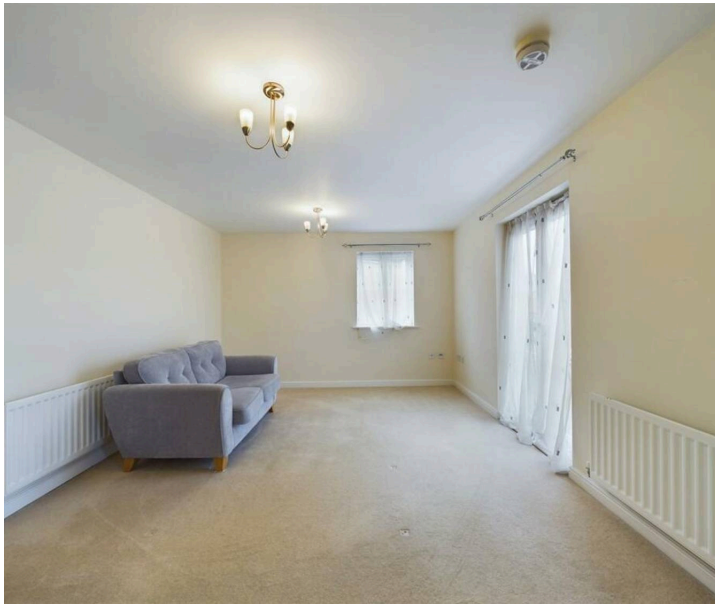


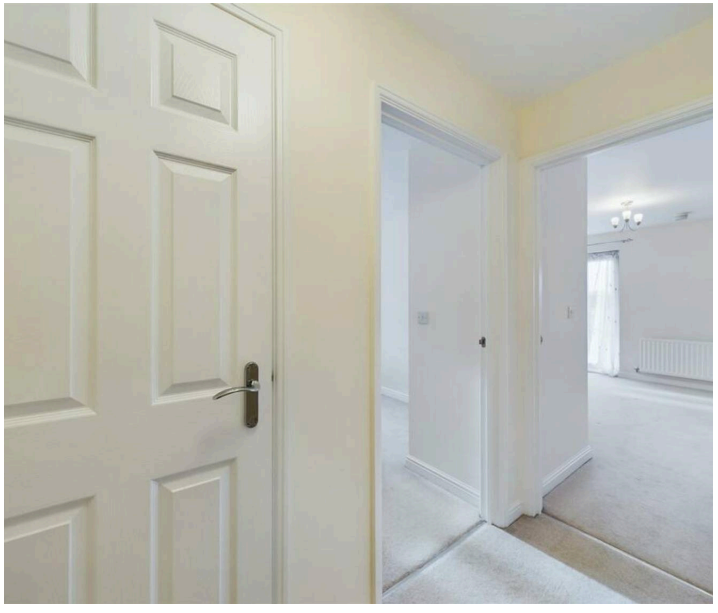


PROPERTY OVERVIEW

Offered to the market with no upward chain, this one bedroom second floor apartment presents an excellent opportunity for first time buyers and investors alike. Situated in a convenient location close to the town centre and a wide range of local amenities, the property combines accessible everyday living with a practical and well arranged interior. On entering the apartment, a spacious hallway provides a welcoming introduction and benefits from ample storage space, helping to keep the accommodation organised and uncluttered. The hallway leads through to the open plan living and dining room, a versatile space that offers plenty of room for both relaxing and entertaining. A Juliet balcony adds an attractive feature to the room and complements the open plan arrangement. The fitted kitchen is equipped with integrated appliances and provides a practical setting for preparing meals. The double bedroom is generously proportioned and includes a fitted wardrobe, offering useful storage while allowing space for additional bedroom furniture. Completing the accommodation is a family bathroom, conveniently positioned to serve the bedroom and living areas.







The apartment also benefits from an allocated parking space, providing a designated place to park. Its second floor position, well planned accommodation and proximity to local services make it a compelling choice for those seeking a manageable home in a convenient setting. For a first time buyer, the property offers an opportunity to take a step onto the property ladder, with a spacious living area and storage throughout.

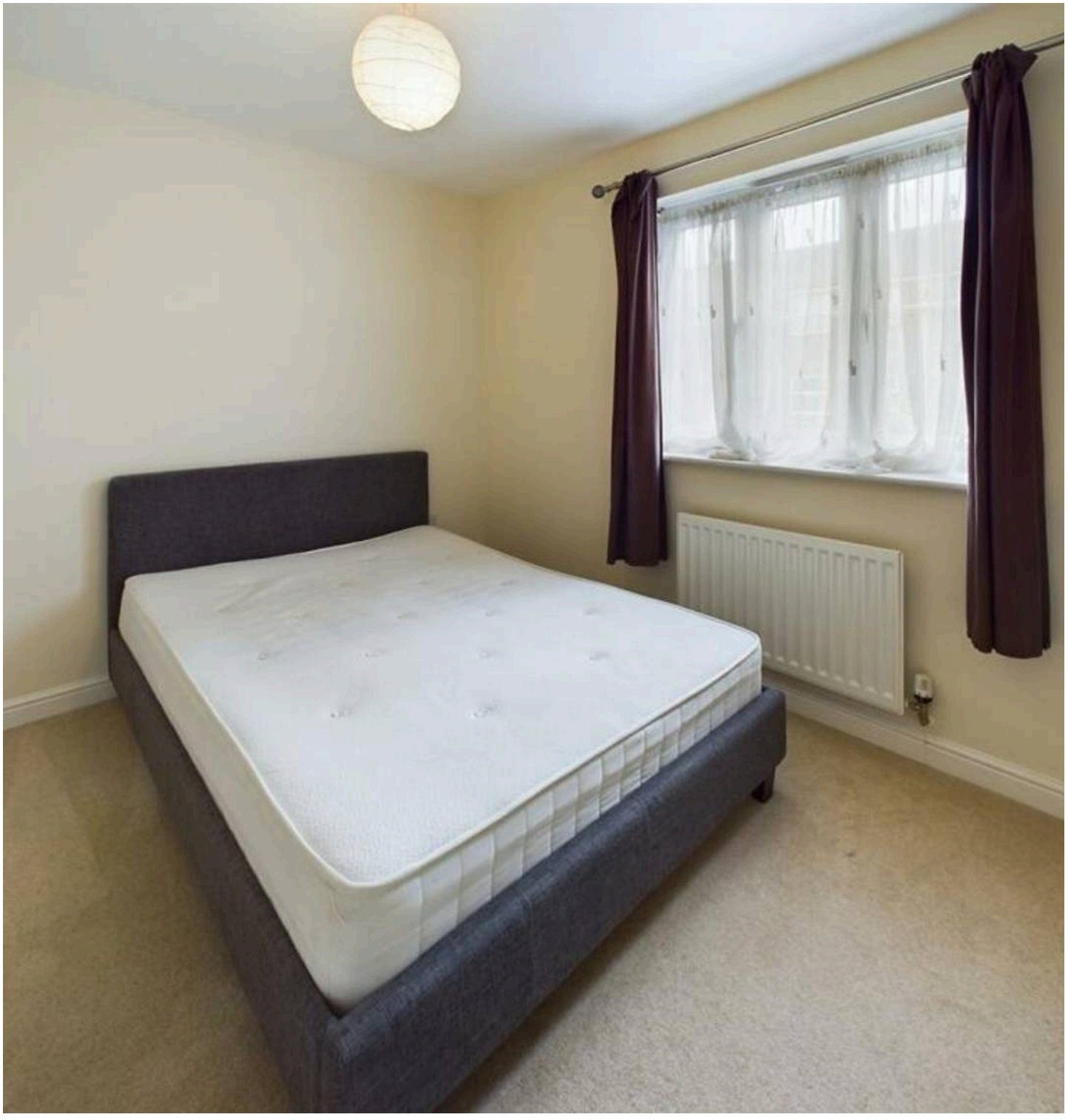
PROPERTY LOCATION

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 Buyer Or Investor
- Great Location Close To All Local Amenities
- Allocated Parking Space
- Spacious Living / Dining Room With Juliet Balcony
- Fitted Kitchen With Ample Work Space
- Family Bathroom



HALLWAY

LIVING & DINING ROOM
14' 2" x 11' 7" (4.32m x 3.53m)

KITCHEN
10' 1" x 5' 3" (3.07m x 1.60m)

BEDROOM
10' 7" x 8' 6" (3.23m x 2.59m)

BATHROOM

TOTAL SQUARE FOOTAGE
43.0 sq.m (463 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING

ITEMS INCLUDED IN THE SALE
Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

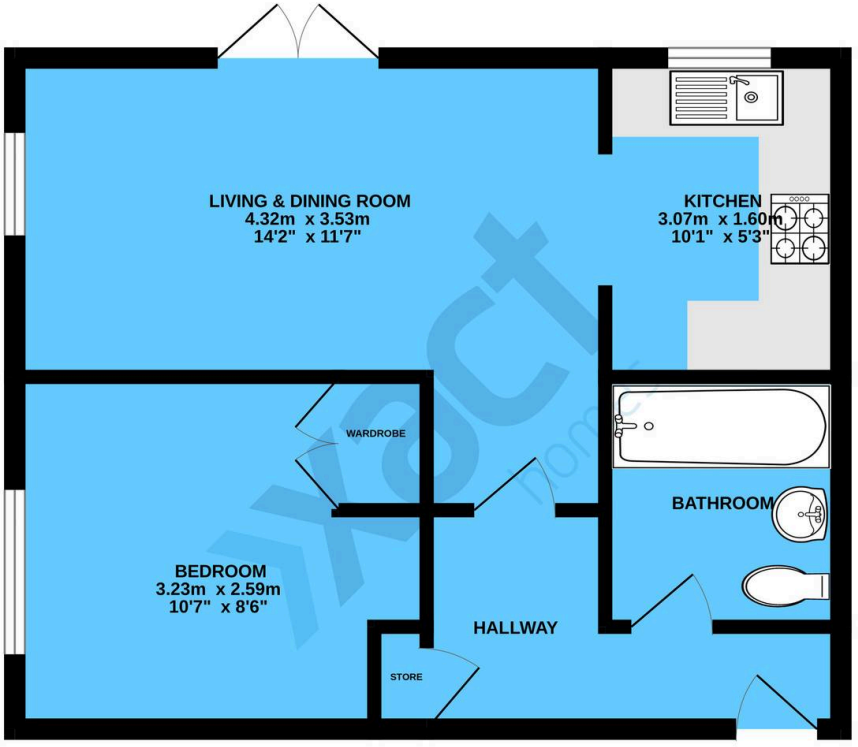
ADDTIONAL INFORMATION
Services - mains gas, electricity and sewers. Service charge - £1,331.74 pa (2025). Ground rent - £247.17 pa.



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.

GROUND FLOOR



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TOTAL FLOOR AREA : 43.0 sq.m. (463 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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