



smarthomes

Wharf Lane

Solihull, West Midlands, B91 2RZ

- A Modern Style Second Floor Apartment
- Two Bedrooms
- Open Plan Lounge/Diner
- No Upward Chain
- Gas Central Heating & Double Glazing
- Recently Re-Decorated & Re-Carpeted
- No Stamp Duty for First Time Buyers

Auction Guide Price £120,000

EPC Rating - 78

Current Council Tax Band - C





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



The property is accessed via a secure communal entrance door with stairs rising to all floors. On the second floor a private front door leads into

Entrance Hallway

With two ceiling light points, radiator and door leading off to

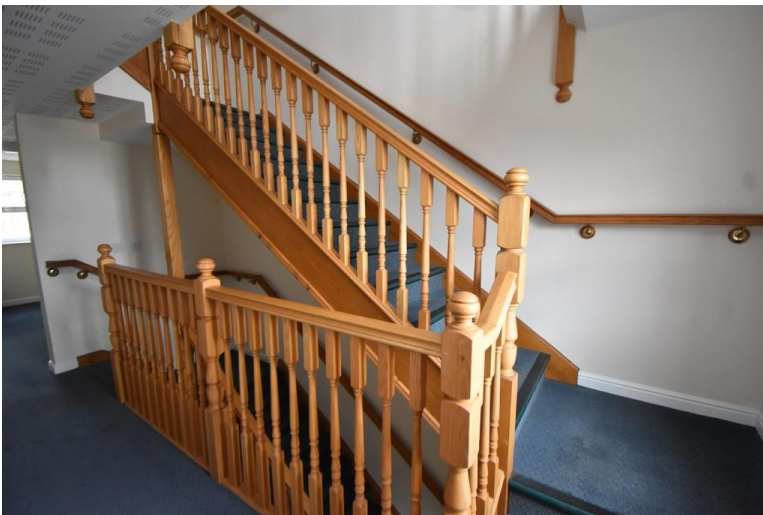


Lounge/Diner

17' 8" x 11' 9" (5.4m x 3.6m) With UPVC double glazed window, two wall mounted radiators, two ceiling light points and opening to

Fitted Kitchen

9' 6" x 7' 6" (2.9m x 2.3m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, concealed wall mounted gas central heating boiler, tiling to splash back areas, ceiling light point and a double glazed window



Bedroom One

11' 9" x 9' 10" (3.6m x 3m) With a double glazed window, radiator, ceiling light point and two fitted wardrobes



Bedroom Two

8' 10" x 8' 6" (2.7m x 2.6m) With a double glazed window, radiator and ceiling light point

Bathroom

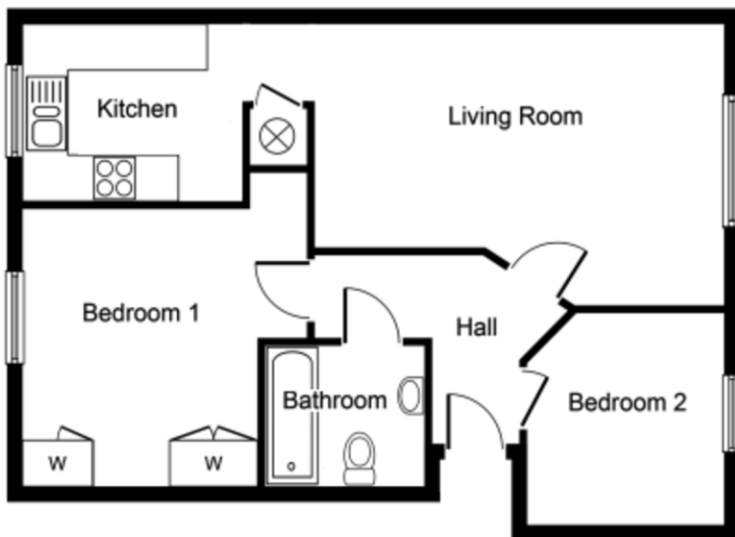
7' 2" x 5' 10" (2.2m x 1.8m) Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and ceiling light point

External

The property benefits from allocated parking, visitors parking and well maintained communal gardens

Tenure

We are advised by the vendor that the property is leasehold with 83 years remaining on the lease and a combined service charge and ground rent of approx. £940.80 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.