



smarthomes

Wharf Lane

Solihull, B91 2UN

- A Modern Style Ground Floor Apartment
- Two Bedrooms
- Open Plan Lounge/Diner
- En-Suite Shower Room

Offers in Region of £160,000

EPC Rating - 76

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 leading to a communal hallway with a further private entrance door leading into

Entrance Hallway

With ceiling light point, radiator, storage cupboard, security intercom, laminate flooring and door leading off to

Open Plan Lounge/Diner

19' 0" max x 12' 5" max (5.8m max x 3.8m max) With a UPVC double glazed bay window, further UPVC double glazed window, two wall mounted radiators, two ceiling light points and opening into



Fitted Kitchen

8' 6" x 5' 10" (2.6m x 1.8m) 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. Integrated washing machine, tiling to splash back areas and ceiling light point



Bedroom One

15' 8" max x 9' 2" max (4.8m max x 2.8m max) With a UPVC double glazed window, fitted wardrobe, radiator, two ceiling light points and door to

En-Suite Shower Room

Being fitted with a white suite comprising of a shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas ceiling light point





Bedroom Two

10' 5" x 5' 10" (3.2m x 1.8m) With a UPVC double glazed window, radiator and ceiling light point

Bathroom

6' 2" x 4' 11" (1.9m x 1.5m) Being fitted with a white suite comprising of a panelled bath, pedestal wash hand basin and a low flush W.C. Radiator, wood effect flooring, tiling to splash prone areas, ceiling light point and an obscure UPVC double glazed window

External

The property further benefits from allocated parking

Tenure

We are advised by the vendor that the property is leasehold with approx. 108 years remaining on the lease, a service charge of approx. £1,878.48 per annum and a ground rent of approx. £247.17 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	76	76
(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	

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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.