



smarthomes

Wharf Lane

Solihull, B91 2LE

- A Well Maintained Second Floor Apartment
- Two Bedrooms
- Open Plan Lounge/Diner
- No Upward Chain

£155,000

EPC Rating - 81

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 set back from the road behind a well maintained fore garden with a secure communal door leading into the communal hallway. Stairs rise to the second floor where you will find a private front door leading into

Entrance Hallway

With ceiling light point, radiator, security intercom system and door leading off to



Open Plan Lounge/Diner to Front

19' 8" x 11' 11" max (5.99m x 3.63m max) With a double glazed bay window to front elevation, two wall mounted radiators, two ceiling light points, laminate flooring and archway leading to

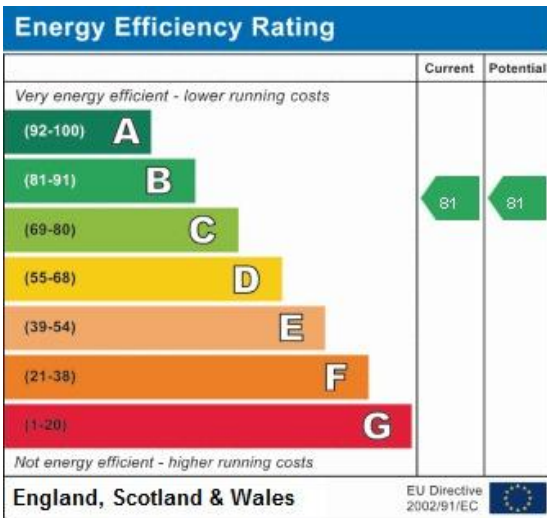
Fitted Kitchen to Rear

9' 4" x 7' 9" (2.84m x 2.36m) 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. Built in storage cupboard housing gas central heating boiler, tiling to splash back areas, radiator, ceiling light point and a double glazed window to the rear aspect



Bedroom One to Rear

11' 3" x 10' 5" (3.43m x 3.18m) With a double glazed window to rear elevation, radiator, ceiling light point and two double fitted wardrobes and vanity area



Bedroom Two to Front

8' 5" x 8' 5" (2.57m x 2.57m) With double glazed window to front elevation, radiator and ceiling light point

Bathroom

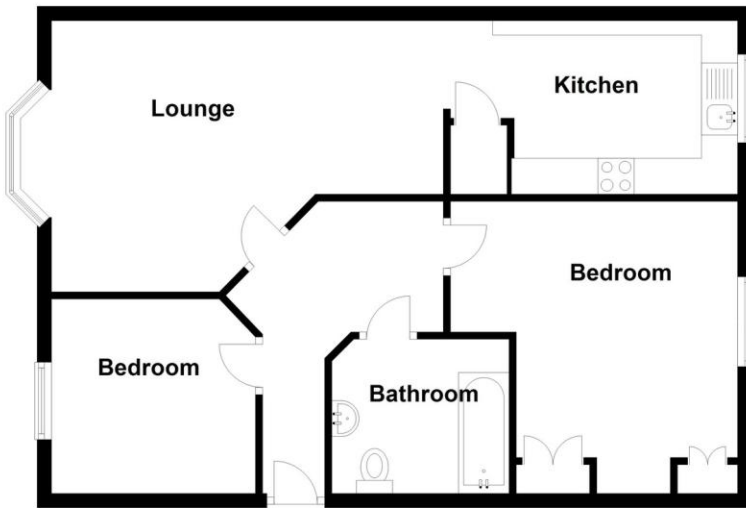
Being fitted with a modern white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and ceiling light point

External

The property further benefits from allocated parking, visitors parking and bike storage

Tenure

We are advised by the vendor that the property is leasehold with approx. 105 years remaining on the lease, a service charge of approx. £1,500 per annum and a ground rent of approx. £150 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



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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 are 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.