



smarthomes

## Wharf Lane

Solihull, West Midlands, B91 2RZ

- A Beautifully Presented Top Floor Apartment
- Two Bedrooms
- Open Plan Lounge Diner & Kitchen
- En-Suite Shower Room & Guest Bathroom
- One Allocated Parking Space

**£155,000**

EPC Rating 80

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 off road parking with canopy porch and secure entrance door leading through to communal hallway and stairs to this top floor apartment



### Private Entrance Hallway

Being accessed via composite front door with wood effect flooring, two ceiling light points, radiator, entry telephone, useful storage cupboard housing boiler (fitted November 2022) and doors leading off to

### Lounge Diner to Front

15' 8" x 10' 9" (4.8m x 3.3m) with restricted head height With double glazed sash style window to front elevation, radiator, wood effect flooring, two ceiling light points and being open plan to



### Kitchen to Front

9' 2" x 6' 6" (2.8m x 2.0m) Being fitted with a range of wall, drawer and base units incorporating wine rack with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, space and plumbing for washing machine, space for fridge and freezer, ceiling light points, wood effect flooring and double glazed window to front



### Bedroom One to Rear

12' 1" x 11' 1" (3.7m x 3.4m) with restricted head height With double glazed window to rear elevation, radiator, ceiling light point, wood effect flooring and door leading into

### En-Suite Shower Room to Rear

Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas, wood effect flooring, obscure double glazed window to rear, shaver socket, extractor, radiator and ceiling light point



### Bedroom Two to Rear

10' 6" x 7' 2" (3.2m x 2.18m) With restricted head height With double glazed window to rear elevation, ceiling light point, radiator and wood effect flooring



### Guest Bathroom to Front

9' 2" x 6' 6" (2.8m x 2.0m) Being fitted with a three piece white suite comprising; panelled bath, low flush WC and pedestal wash hand basin, with tiling to water prone areas, non-slip flooring, obscure double glazed window to front, radiator, shaver socket, extractor and ceiling light points

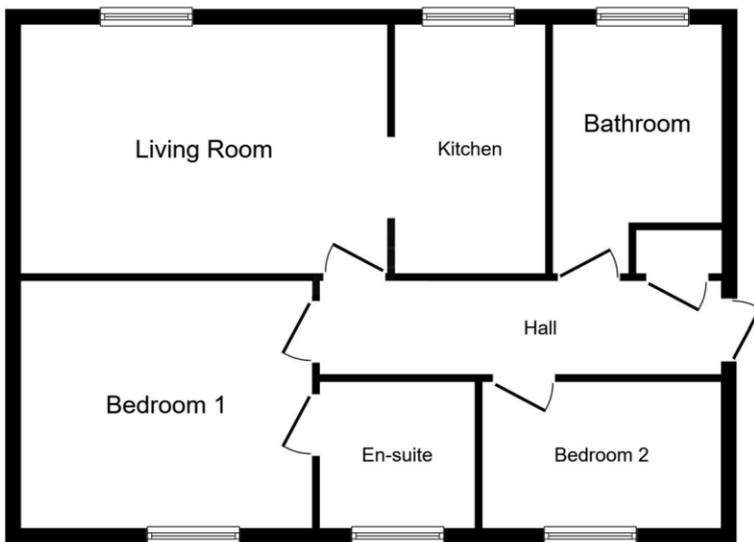
### Outside

This top floor apartment benefits from communal gardens, one allocated parking space and ample visitor parking to front and rear



### Tenure

We are advised by the vendor that the property is leasehold with approx. 82 years remaining on the lease, a service charge of approx. £1,452 per annum and no ground rent, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.