



smarthomes

## Avery Court

Wharf Lane, Solihull, B91 2NG

- A Modern First Floor Apartment
- Two Double Bedrooms
- En-Suite Shower Room
- Spacious Lounge/Diner

**Offers Over £150,000**

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 accessed via a secure communal door into a communal hallway. Stairs rise to all floors and on the first floor you will find a private front door leading into

**Entrance Hallway**

With a ceiling light point, secure intercom phone, large storage cupboard and door to



**Spacious Lounge/Diner**

18' 4" max x 11' 2" max (5.59m max x 3.4m max) With laminate flooring, radiator, UPVC double glazed window, two ceiling light points and door to



**Fitted Kitchen**

10' 2" max x 6' 11" max (3.1m max x 2.11m max) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Space and plumbing for washing machine and dishwasher, plinth heater and ceiling light point

**Bedroom One**

13' 9" max x 8' 10" max (4.19m max x 2.69m max) With a double glazed window, radiator, ceiling light point and door to

**En-Suite Shower Room**

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

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>	81	81
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Bedroom Two

11' 10" max x 11' 6" max (3.61m max x 3.51m max) With a double glazed window, built in storage cupboard, radiator and ceiling light point

## Bathroom

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

## External

The property further benefits from having one allocated covered parking space, multiple visitor parking spaces and well maintained communal grounds

## Tenure

We are advised by the vendor that the property is leasehold with approx. 112 years remaining on the lease, a service charge of approx. £1,000 per annum and a ground rent of approx. £250 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 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.