



# Brook House Wharf Lane, Solihull

Guide Price £167,500





#### PROPERTY OVERVIEW

Situated in one of the most popular locations, an ideal opportunity to purchase this superb first floor apartment which must be viewed internally to be appreciated. This apartment has been immaculately maintained and decorated throughout, benefits from gas central heating, uPVC double glazing and has the added attraction of a secure allocated parking space. The accommodation briefly comprises of: communal entrance hall, reception hall, living room, fitted kitchen, two bedrooms, ensuite shower room, family bathroom and a secure allocated parking space.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.





Council Tax band: C

Tenure: Leasehold

- First Floor Apartment
- Ideal For A First Time Purchaser Or Investor
- No Upward Chain
- Immaculately Maintained
- Living Room
- Fitted Kitchen
- Ensuite Shower Room
- Family Bathroom
- Allocated Parking





## **COMMUNAL ENTRANCE HALL**

## **RECEPTION HALL**

## **LIVING ROOM**

17' 8" x 11' 1" (5.39m x 3.37m)

## **KITCHEN**

10' 0" x 5' 10" (3.04m x 1.77m)

## **BEDROOM ONE**

13' 1" x 8' 10" (4.00m x 2.69m)

## **ENSUITE**

6' 2" x 4' 11" (1.88m x 1.50m)

## **BEDROOM TWO**

12' 2" x 11' 6" (3.72m x 3.51m)

## **BATHROOM**

6' 9" x 5' 11" (2.06m x 1.81m)

## **TOTAL SQUARE FOOTAGE**

Total floor area: 53.0 sq.m. = 570 sq.ft. approx.

## **ITEMS INCLUDED IN SALE**

AEG integrated oven, integrated hob, extractor, fridge freezer, washing machine and all blinds.

## **ADDITIONAL INFORMATION**

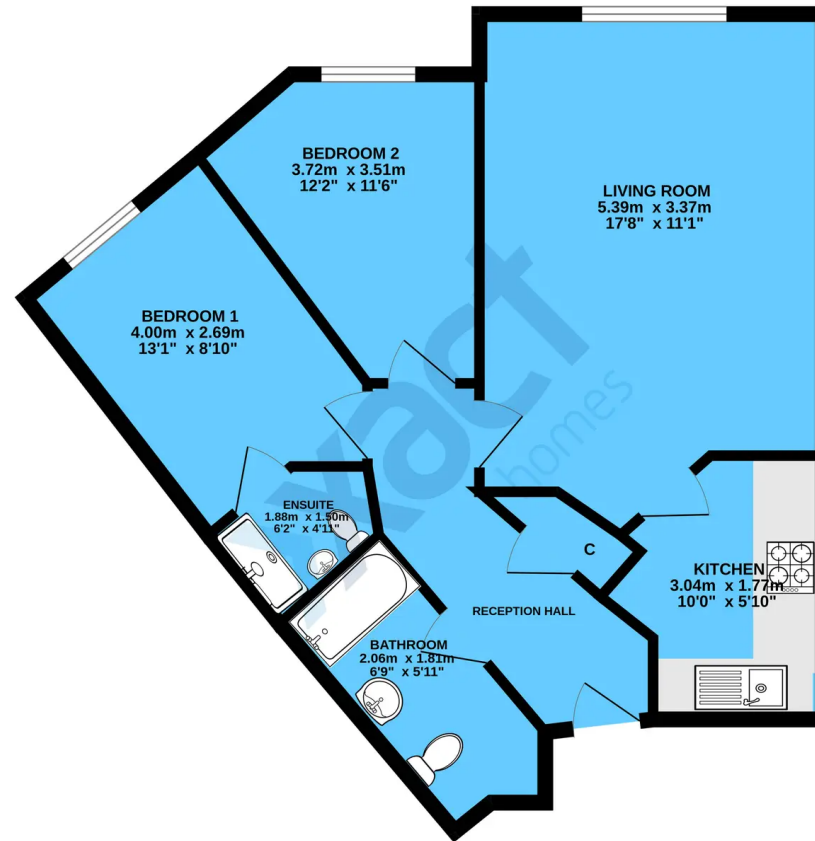
Services - mains gas, electricity and mains sewers.  
Service charge - £1550.00 (pa). Ground rent - £250.00 (pa).

## **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



1ST FLOOR



TOTAL FLOOR AREA: 53.0 sq.m. (570 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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