



Wharf Lane, Solihull

Guide Price £165,000







## Wharf Lane

Solihull | B91

### PROPERTY OVERVIEW

Situated in a most popular location, an ideal opportunity to purchase this ground floor apartment which would be ideal for a first time purchaser or investor. This apartment has been well maintained, benefits from gas central heating, double glazing and has the added attraction of new carpets and an allocated parking space. The accommodation briefly comprises of: communal entrance hall, reception hall, lounge/dining room, fitted kitchen, two double bedrooms, bathroom, an allocated parking space and communal gardens.

Council Tax band: C

Tenure: Leasehold : 88 Years Remaining

- Popular Location
- No Upward Chain
- Ideal For A first Time Purchaser Or Investor
- Large Lounge / Dining Room
- Fitted Kitchen





## 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.

## ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, fridge, freezer, washing machine, all carpets, all blinds, fitted wardrobes in one bedroom and all light fittings.

## ADDITIONAL INFORMATION

Services - mains gas and electricity. Service charge - £1900.00 (pa). Ground rent - £150.00 (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.





**COMMUNAL ENTRANCE HALL**

**RECEPTION HALL**

**LOUNGE / DINING ROOM**

17' 10" x 10' 6" (5.43m x 3.20m)

**KITCHEN**

11' 5" x 7' 9" (3.48m x 2.35m)

**BEDROOM ONE**

13' 3" x 10' 6" (4.03m x 3.21m)

**BEDROOM TWO**

10' 6" x 8' 8" (3.20m x 2.65m)

**BATHROOM**

7' 2" x 6' 2" (2.18m x 1.87m)

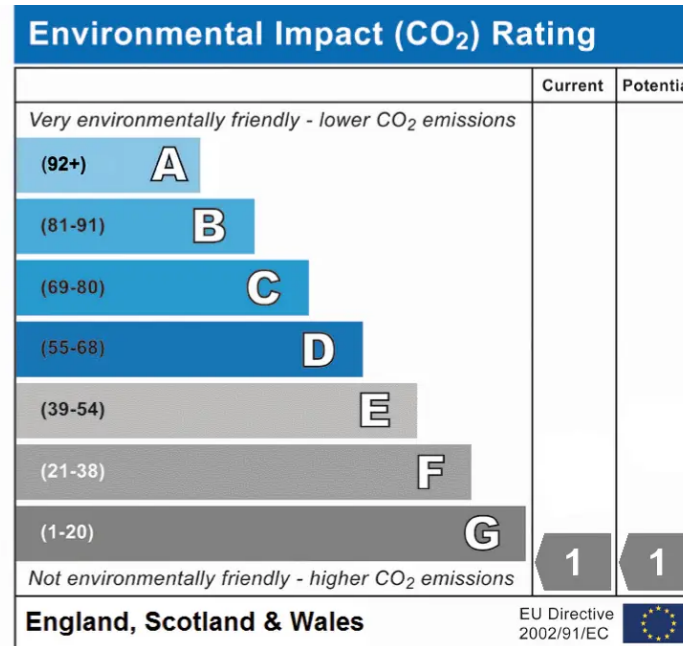
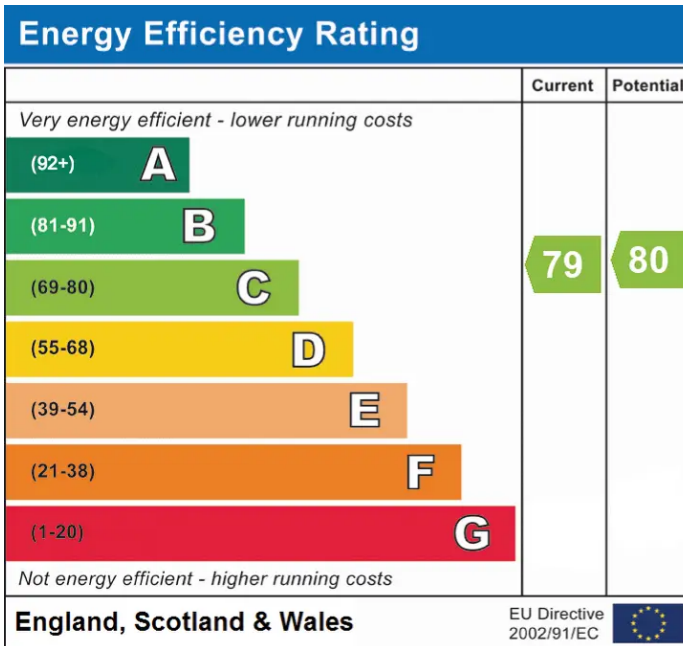
**TOTAL SQUARE FOOTAGE**

Total floor area: 59.1 sq.m. = 636 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**AN ALLOCATED PARKING SPACE**

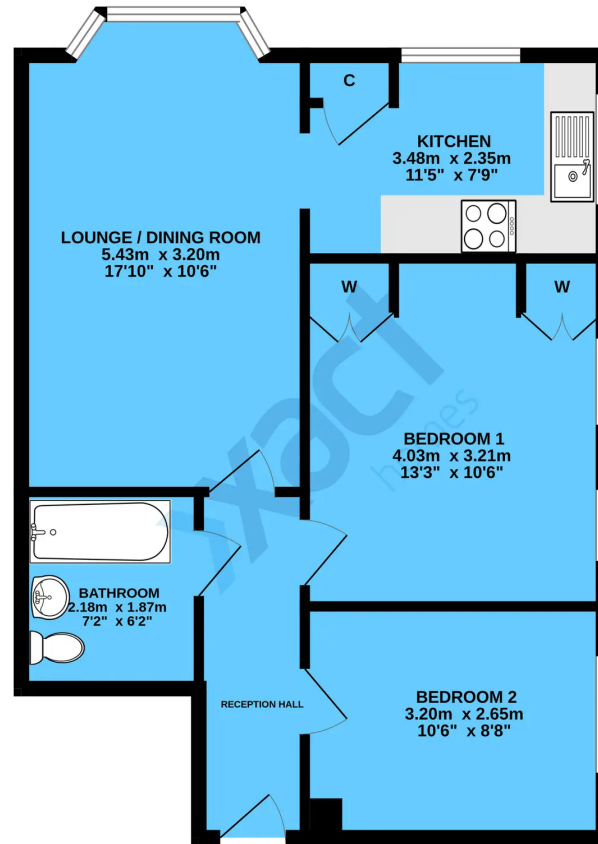
**COMMUNAL GARDENS**







GROUND FLOOR  
59.1 sq.m. (636 sq.ft.) approx.



TOTAL FLOOR AREA : 59.1 sq.m. (636 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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**Xact Homes**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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