



Wharf Lane

Solihull, B91 2RZ

- A Modern Second Floor Apartment
- Two Bedrooms
- Living Room
- Modern Kitchen

Offers Over £150,000
EPC Rating '80'





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 approach to the property is through communal doors leading through to staircase rising to this second floor apartment and UPVC door leading through to

Hallway

With access to roof space and doors leading to:



Lounge

16' 1" x 10' 11" (4.9m x 3.33m) Open plan with the kitchen, having a radiator and a double glazed window.

Kitchen

9' 6" (Max) x 6' 10" (2.9m x 2.08m) With a range of modern base and wall mounted units with built-in Bosch electric hob and oven cooker, stainless steel sink draining unit, plumbing for washing machine, double glazed window and tiled walls.

Bedroom One

12' 0" (Max) x 11' 2" (Max) (3.66m x 3.4m) With double glazed window and radiator.

En Suite Shower Room

7' 0" (Max) x 4' 11" (Max) (2.13m x 1.5m) Having low flush wc, pedestal wash hand basin, free-standing shower, tiled walls and fully tiled floor, obscured double glazed window and radiator

Bedroom Two

10' 5" x 7' 0" (Max) (3.18m x 2.13m) With double glazed window and radiator.

Bathroom

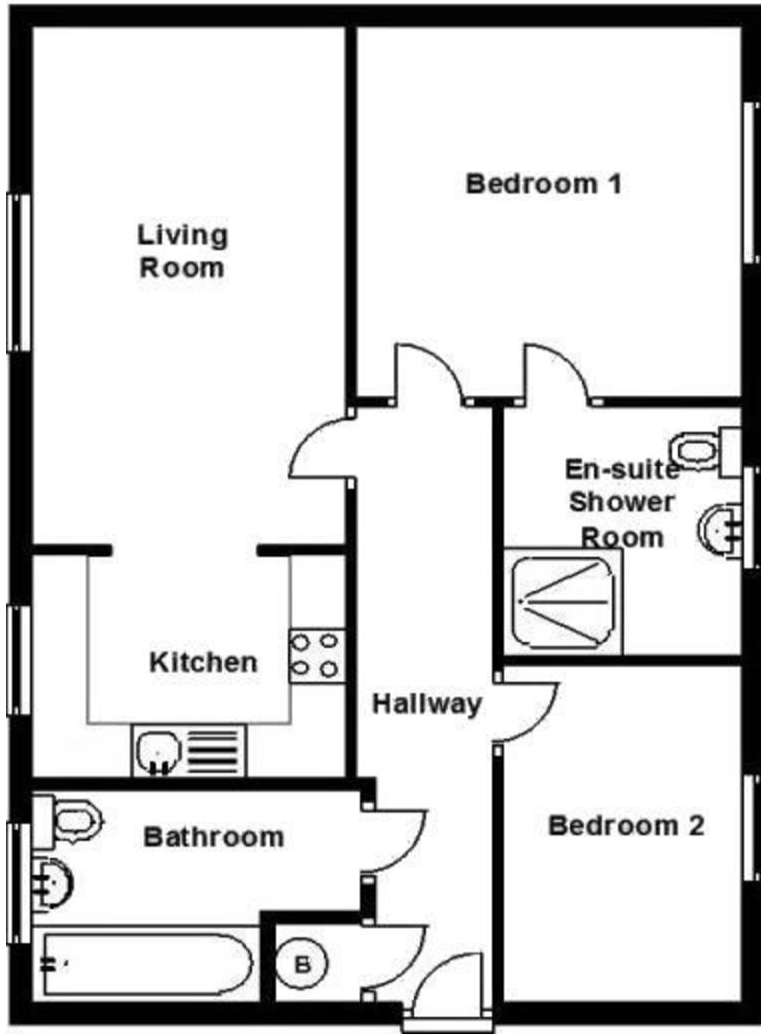
9' 8" (Max) x 6' 9" (2.95m x 2.06m) With panelled bath, low flush WC, pedestal wash hand basin, tiled walls, fully tiled floor, radiator, obscured double glazed window, airing cupboard with Potterton Powermax HE combination boiler.

Tenure

We are advised by the vendor that the property is leasehold with a combined service charge and ground rent of approx. £1,068 per annum but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor



PROPERTY MISDESCRIPTIONS ACT: SMART HOMES have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be



carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.