

Horton & Senate



33 Wharf Lane, Solihull, West Midlands, B91 2LF

£169,500

- Newly Refurbed Two Bedroom Apartment
- Situated On The Second Floor
- Excellent Location
- Immaculate Condition
- Sold With No Upward Chain
- Gas Central Heating
- Ample Visitors Parking
- Secure Allocated Parking
- Built In Storage
- Communal Gardens

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Recently refurbished, this home offers a fresh and contemporary feel, ensuring that you can move in with ease and enjoy the modern amenities it has to offer. The secure communal entrance adds an extra layer of safety and peace of mind, allowing you to feel at home from the moment you arrive.

The property includes a well-appointed bathroom, designed for both functionality and comfort. Additionally, you will benefit from allocated parking for one vehicle, as well as ample on road parking available for guests.

Situated in Solihull, this apartment is conveniently located near local amenities, schools, and transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility. This property presents a wonderful opportunity to enjoy modern living in a sought-after location. Do not miss the chance to make this lovely apartment your new home.

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Council Tax Band: C



Property

Approach

The property is accessed via a well-maintained communal stairwell, leading to a private front entrance. This elevated approach provides a sense of security and quiet within a well-kept residential development.

Entrance hallway

A welcoming entrance hallway offers access to both bedrooms, a convenient storage cupboard, and leads directly into the spacious lounge/dining area. The layout is thoughtfully designed to maximize natural flow throughout the home.

Lounge/dining room

A bright and generously proportioned living and dining area, featuring a large double-glazed bay window to the front elevation that fills the room with natural light. This versatile space easily accommodates both comfortable seating and a dining setup. An elegant archway provides a seamless connection into the kitchen, enhancing the open-plan feel of the home.

Kitchen

The modern kitchen is well-equipped with a range of wall and base units, complemented by contemporary work surfaces. A double-glazed window to the rear elevation offers pleasant views and natural ventilation. The kitchen includes integrated appliances such as an oven, hob with extractor fan, and a built-in washer/dryer, making it both functional and attractive for everyday use.

Bedroom one

A spacious double bedroom located at the rear of the property, offering peace and privacy. It benefits from a double-glazed window and fitted

wardrobes that provide excellent storage while maintaining a clean, uncluttered aesthetic.

Bedroom two

A well-proportioned second bedroom situated at the front of the property, with a double-glazed window allowing for ample natural light. Ideal as a guest room, nursery, or home office.

Bathroom

A modern and tastefully presented bathroom featuring a panelled bath with overhead shower, pedestal wash basin, and WC. The walls are panelled for easy maintenance and a clean look. A central heating radiator ensures comfort throughout the seasons.

Parking

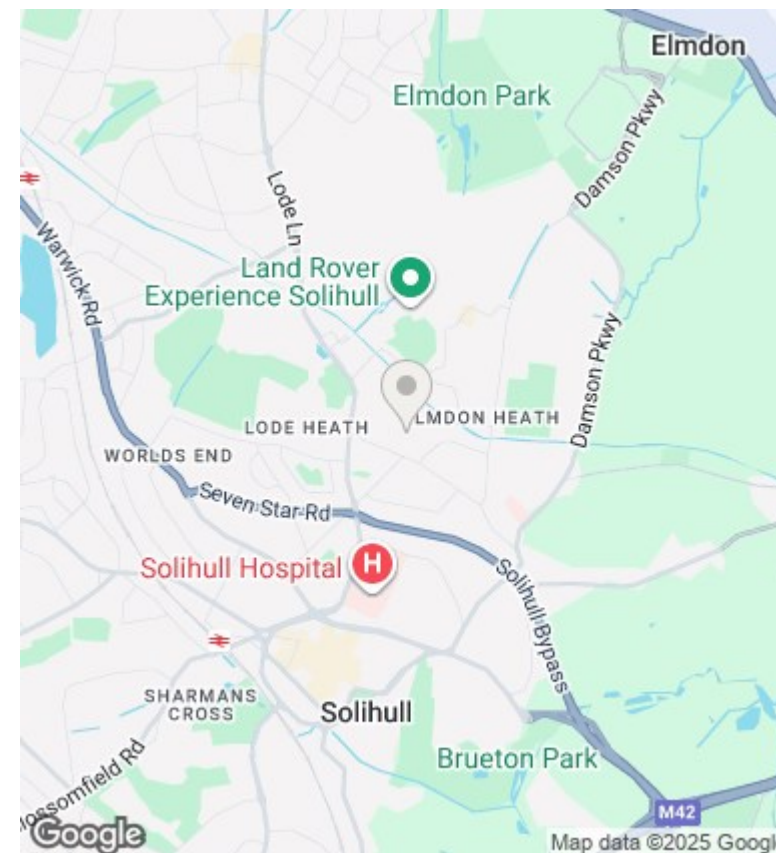
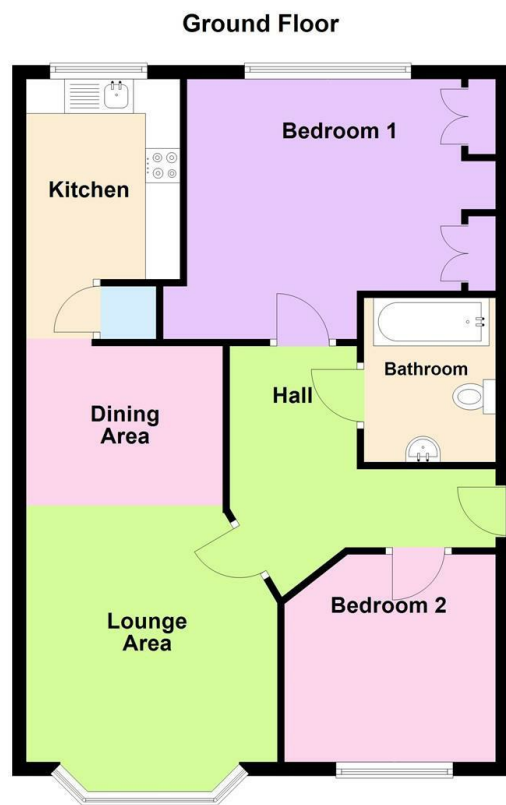
Allocated parking is situated to the rear of the development, offering convenient access to the property and a greater sense of privacy. Ample space allows for easy vehicle manoeuvring within a secure and resident-only area.

Location

Wharf Lane in Solihull offers an exceptional location for both convenience and lifestyle, nestled within a sought-after residential area. Residents benefit from close proximity to Solihull town centre, home to a wide array of shops, restaurants, bars, and the popular Touchwood Shopping Centre. Excellent transport links make this area ideal for commuters, with Solihull Train Station just a short distance away, providing direct services to Birmingham and London Marylebone. The property also enjoys easy access to the M42 motorway and Birmingham Airport, enhancing connectivity. Local schools, parks, and leisure facilities further add to the appeal, making Wharf Lane a highly desirable place to live.







Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		