



187 Wharf Lane

, Solihull, B91 2RZ

£1,600



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HS Homes of Solihull are proud to bring to market this well presented, 3-bedroom mid-terrace house which is ideally located close to Solihull town centre and within Lode Heath School catchment area. This family home comprises of 3 bedrooms, 2 bathrooms, kitchen, lounge and downstairs toilet. At the front of the house are 2 allocated parking spaces.

Entrance Hallway

The entrance hallway leads on to the kitchen, downstairs toilet, lounge and stairs to the first floor. There is a ceiling light, radiator and wooden flooring throughout.

Kitchen

The kitchen has a double-glazed window to the front and comprises of a cooker, with 4 ring gas hob, dishwasher, fridge, freezer and space for a freestanding washing machine. There is a spotlight bar, radiator and wooden flooring throughout.

Lounge

The lounge has double-glazed French doors leading out to the rear garden. There is an under stairs storage cupboard and an electric fireplace to the side wall. There are 2 ceiling lights, radiator and wooden flooring throughout.

Garden

The garden is enclosed with wooden fence panels and has a paved seating area to the back of the house, and laid lawn to the rear.

WC

The downstairs toilet comprises of a toilet and sink with hot and cold water taps. There is a ceiling light, radiator and wooden flooring throughout.

Bedroom Two

The second bedroom has 2 double-glazed windows to the rear and a built-in wardrobe. There is a ceiling light, radiator and wooden flooring throughout.

Bedroom Three

The third bedroom has 2 double-glazed windows to the front, a ceiling light, radiator and wooden flooring throughout.

Family Bathroom

The family bathroom comprises of a bath with shower head, toilet, and sink with hot and cold water taps. There is a flush ceiling light, radiator and wooden flooring throughout.

Master Bedroom

The main bedroom is situated on the top floor with access to an ensuite. There is a double-glazed dormer to the front, ceiling light, radiator and wooden flooring throughout.

Ensuite

The ensuite has a skylight window to the rear and comprises of a shower, toilet and sink with hot and cold water taps. There is a flush ceiling light, radiator and wooden flooring throughout.

The Location

Wharf Lane is situated just over a mile from Solihull Town Centre which offers a wide variety of shops ranging from high street names, designer brands to small independent boutiques. It also offers an excellent selection of dining experiences too, ranging from fine dining, contemporary cafes to local traditional pubs.

If you have a young family, schools will be a major

consideration for you. Solihull has a variety of outstanding primary and secondary schools that regularly achieve above average scores in both progression and attainment 8 measures.

Solihull Railway Station is just 1.5 miles away which offers excellent links to Birmingham City Centre and London. Birmingham Airport is 4 miles away which offers over 150 direct flights and the M42 junction 6 is only 2 miles away which offers links to the M40, M6

and M5.

If it's the outdoors you prefer, you can find plenty of nature reserves, parks and canal walks nearby. Solihull borough has over 150 miles of public rights of way, so getting outdoors and enjoying the wildlife couldn't be easier.

Solihull is known as a town in the country and is the perfect location to enjoy the best of both worlds.



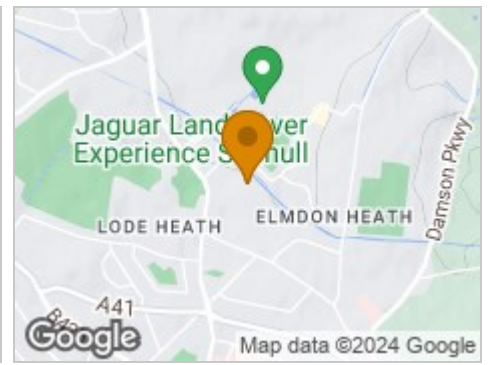
Road Map



Hybrid Map



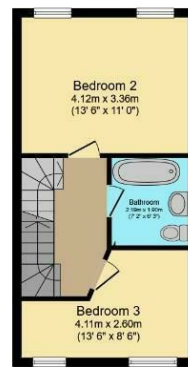
Terrain Map



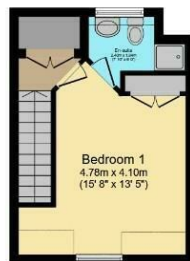
Floor Plan



Ground Floor



First Floor



Second Floor

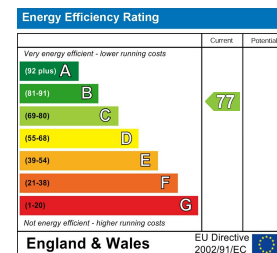
Total floor area 92.1 sq.m. (991 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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