



278 Wharf Lane
Solihull, B91 2UP



Love
Property Co.

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Tenure: Leasehold with 108 years remaining

EPC Rating: C

Council Tax Band: B

Fantastic opportunity to purchase this ground floor two bedroom apartment situated on the popular Wharf Lane Development. Ideal for first time buyers or investors.

Property Overview - Benefiting from gas central heating, double glazing and allocated off road parking. The accommodation briefly comprises of: secure communal entrance with intercom system, entrance hallway with fitted storage, lounge/diner/kitchen with fitted kitchen area, two bedrooms and bathroom with shower.

Property Location - Wharf Lane Development is in walking distance to Solihull which offers an excellent range of amenities which including Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. 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.



Lounge/Diner
16' 4" x 10" 1" (4.99 x 3.06m)

Kitchen
10' 1" x 9' 3" (3.06m x 2.81m)

Bedroom One
13' 4" x 10' (4.05m x 3.05m)

Bedroom Two
8' 9" x 6' 10" (2.66m x 2.08m)

Bathroom
8' 9" x 6' 6" (2.66m x 1.97m)

Total Square Footage
622.1 sq.ft (57.8 sq.m) approx.

ADDITIONAL INFORMATION

Services: water meter, gas, electricity and mains sewers.

RENTAL VALUE

Potential £1095 per calendar month

GROUND RENT

Currently £250.00 per annum

SERVICE CHARGE

£1425.00 per annum

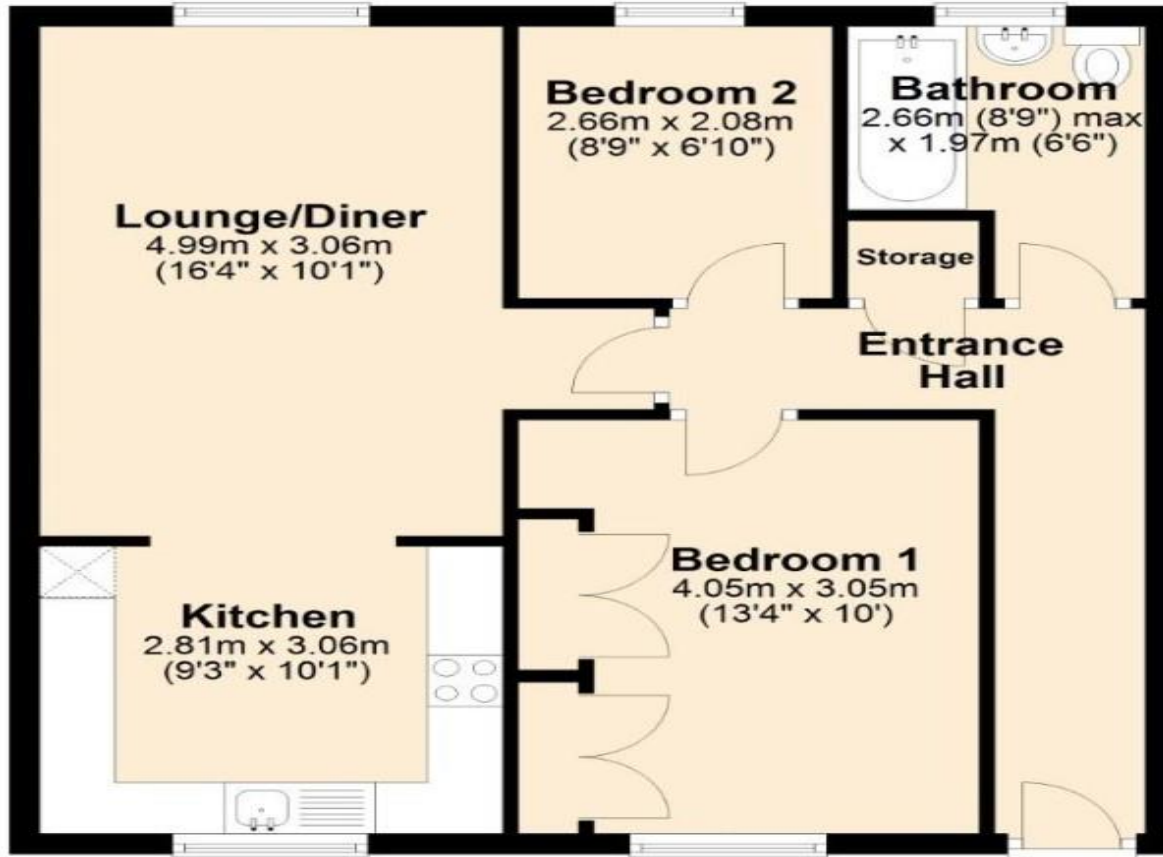
LENGTH OF LEASE

Approx - 108 years left



Floor Plan

Approx. 57.8 sq. metres (622.1 sq. feet)



Total area: approx. 57.8 sq. metres (622.1 sq. feet)

This floor plan is not to scale and is for illustration/marketing purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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