



**286 Wharf Lane, B91 2UP**  
Sale Price Offers in Excess of £155,000



**Love**  
**Property Co.**



## 286 Wharf Lane, Solihull, B91 2UP

Tenure - Leasehold  
EPC Rating - C  
Council Tax Band - B

Love Property Co are pleased to offer this fantastic opportunity to purchase this top 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.

Tenure: Leasehold with 108 years remaining  
EPC Rating: C  
Council Tax Band: B



## PROPERTY MEASUREMENTS:

### Lounge/Diner

15' 1" x 11' 10" (4.59 x 3.60m)

### Kitchen

7' 3" x 8' 10" (2.20m x 2.70m)

### Bedroom One

11' 6" x 10' 3" (3.50m x 3.13m)

### Bedroom Two

7' 3" x 7' 8" (2.20m x 2.33m)

### Bathroom

6' 7" x 7' 4" (2.00m x 2.23m)

### Total Square Footage

554.9 sq.ft (51.6 sq.m) approx.

## ADDITIONAL INFORMATION

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

## RENTAL VALUE

Potential £1200 per calendar month

## GROUND RENT

Currently £250.00 per annum

## SERVICE CHARGE

£1659.00 per annum

## LENGTH OF LEASE

Approx - 107 years left

## MONEY LAUNDERING REGULATIONS

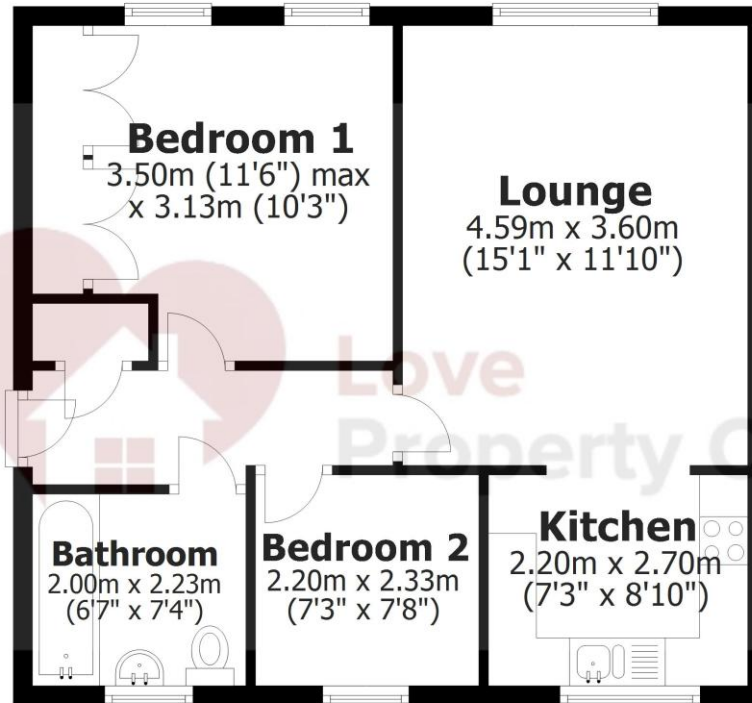
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





## Floor Plan

Approx. 51.6 sq. metres (554.9 sq. feet)



Total area: approx. 51.6 sq. metres (554.9 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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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