



Apt 29 Brook House, B91 2NJ

Sale Price £170,000



**Love
Property Co.**

Apt 29 Brook House, Wharf Lane Solihull, B91 2NJ

Tenure - Leasehold – 111 Years Remaining
EPC Rating – C
Council Tax Band - B

Love Property Co are pleased to offer this sought after and most popular location property and an ideal opportunity to purchase this ground floor spacious apartment which would be ideal for a first-time purchaser or investor. This property has been immaculately maintained and decorated, benefits from gas central heating, UPVC double glazing and has the added attraction of a secure gated parking space. The accommodation briefly comprises of: - communal entrance hall, reception hall, lounge, fitted kitchen, two bedrooms, en-suite shower room, family bathroom, secure gated parking and communal gardens.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is 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-minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



PROPERTY MEASUREMENTS:

LOUNGE

15' 7" x 11' 3" (4.75m x 3.43m)

FITTED KITCHEN

8' 0" x 7' 10" (2.44m x 2.39m)

BEDROOM ONE

12' 4" x 8' 7" (3.75m x 2.62m)

ENSUITE SHOWER ROOM

4' 10" x 5' 8" (1.47m x 1.73m)

BEDROOM TWO

11' 10" x 5' 10" (3.61m x 1.78m)

BATHROOM

6' 2" x 6' 9" (1.89m x 2.07m)

TOTAL SQUARE FOOTAGE

581.1 sq. feet (54.0 sq. metres)

Rental Value £1250 PCM

Lease Length - Years Remaining: 111 with Deed of variation done

Service Charge: £1484.63 (currently paid up to January 2026) per annum

Ground Rent: £250 per annum

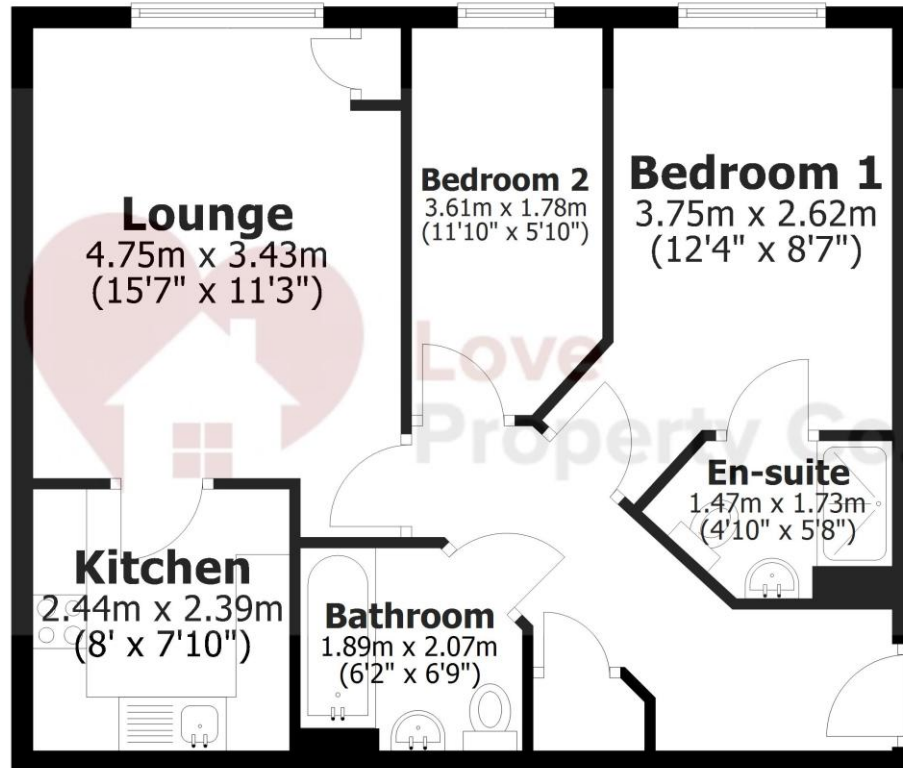
MONEY LAUNDERING REGULATIONS

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.

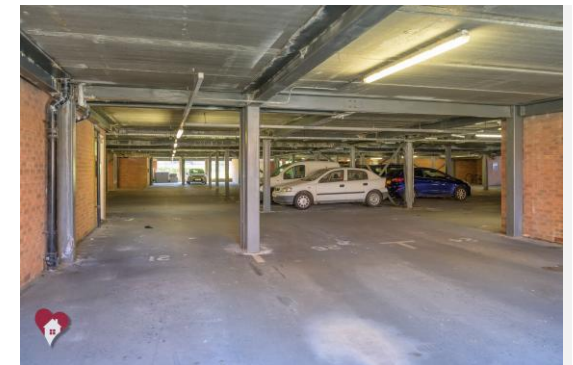


Floor Plan

Approx. 54.0 sq. metres (581.1 sq. feet)



Total area: approx. 54.0 sq. metres (581.1 sq. feet)



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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