



Wharf Lane Solihull

- A Well Presented Two Bedroom Family Home
- Fitted Kitchen & Lounge/Diner
- En-Suite Shower Room, Family Bathroom & Guest W.C
- Two Allocated Parking Spaces & No Upward Chain

£265,000

Current EPC Rating - C
Current Council Tax Band - C





Property Description

A well presented town house benefiting from no upward chain and offering two double bedrooms, spacious lounge, fitted kitchen, guest W.C, master bedroom with fitted wardrobes & en-suite shower room, family bathroom, rear garden and off road allocated parking

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Rooms

Fitted Kitchen to Front 2.69m x 2.06m (8'10" x 6'9")

Guest WC 1.78m x 0.89m (5'10" x 2'11")

Lounge to Rear 4.27m x 3.96m (14'0" x 13'0")

Master Bedroom to Rear 4.42m max x 3.05m (14'6" max x 10'0")

En Suite Shower Room to Rear 2.01m x 1.7m (6'7" x 5'7")

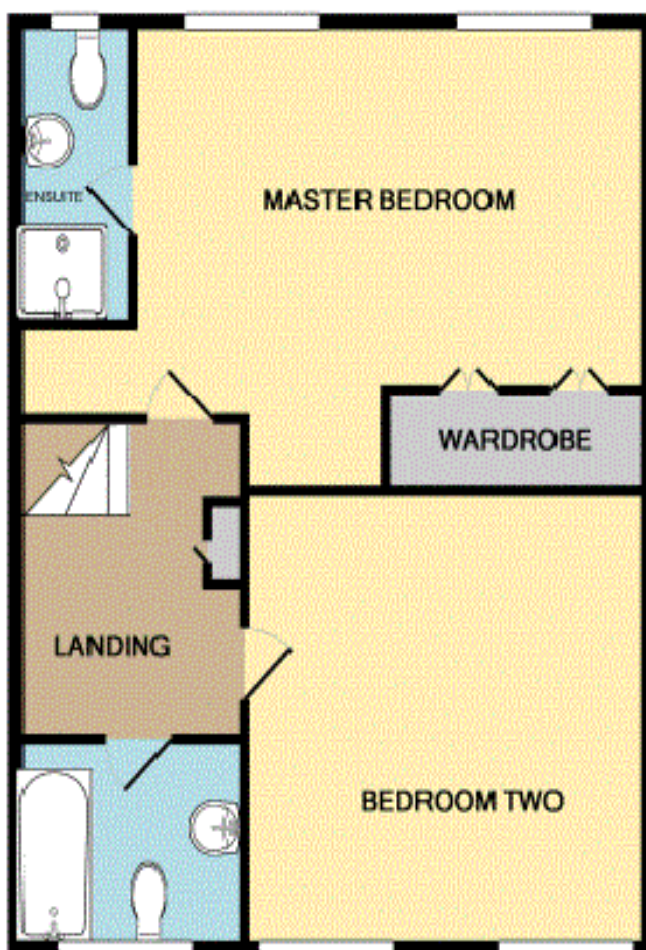
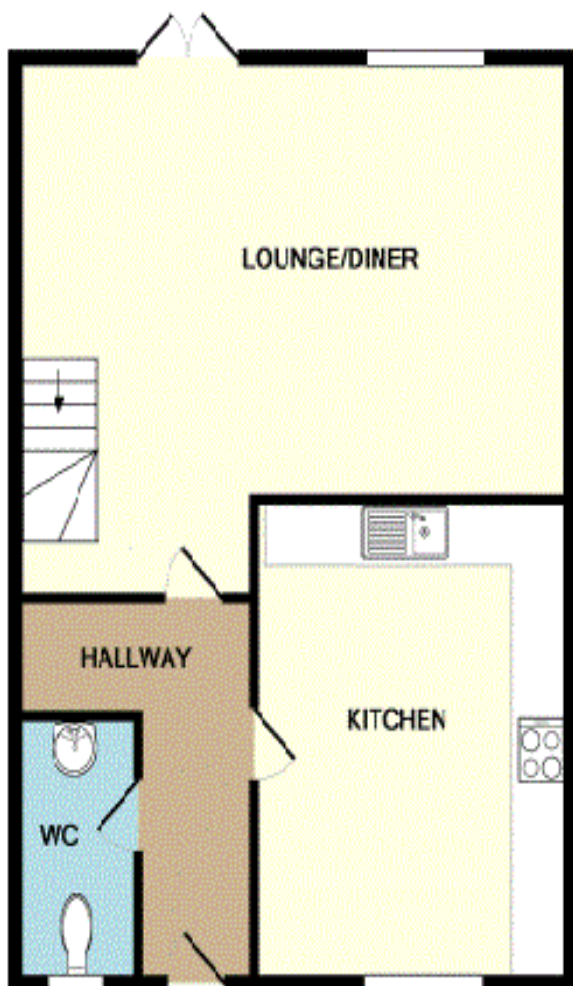
Bedroom Two to Front 3.3m x 3.28m (10'10" x 10'9")

Family Bathroom 2.08m x 1.93m (6'10" x 6'4")

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor. Current council tax band –C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.