



smarthomes

Brook House, Wharf Lane

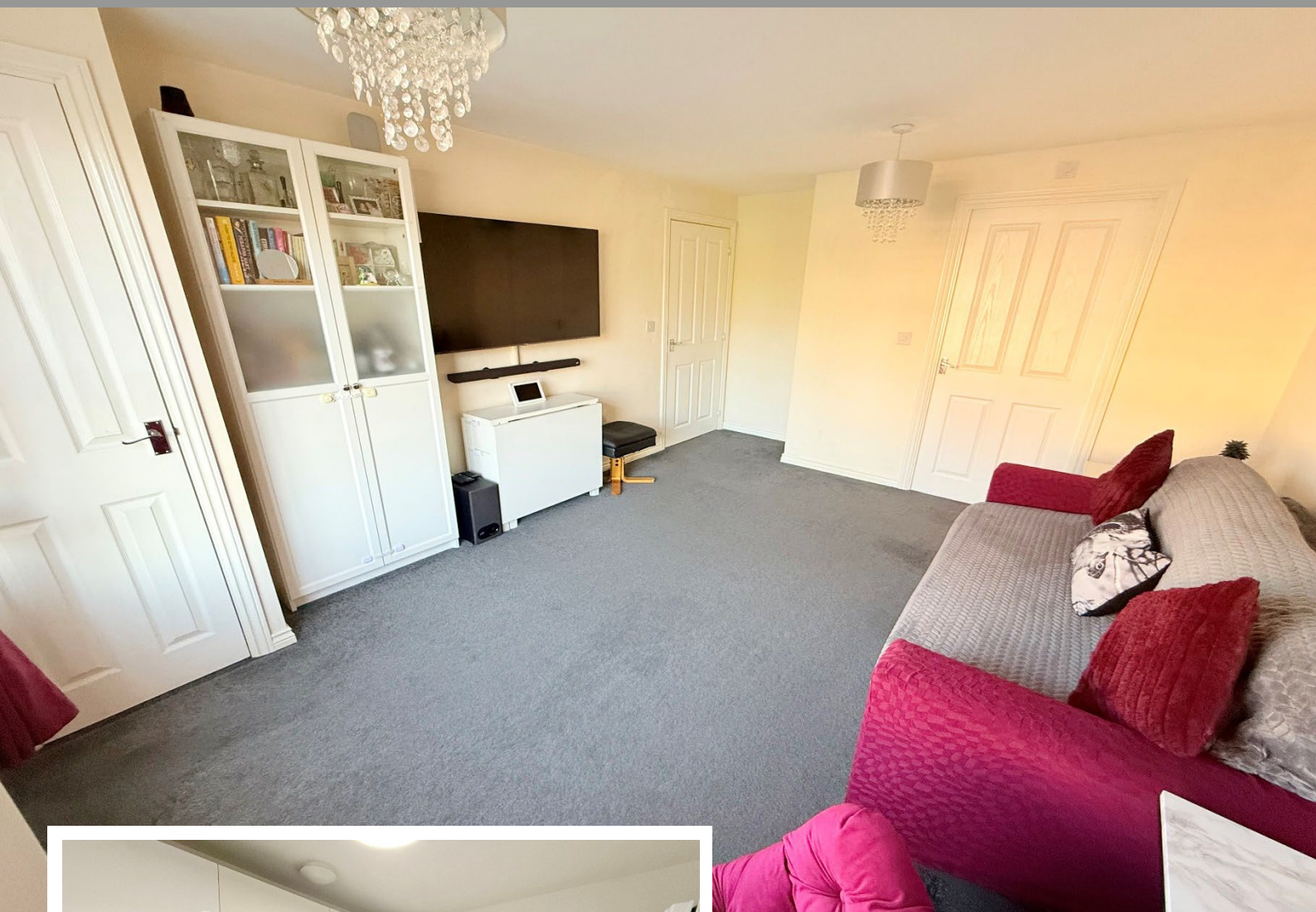
Solihull

- A Beautifully Presented First Floor Apartment
- Two Bedroom Apartment
- Master Bedroom With En Suite
- One Underground Allocated Parking Space
- Lounge
- Kitchen
- Bathroom
- Intercom Security System

£165,000

Current EPC Rating 82 (B)
Current Council Tax Band B

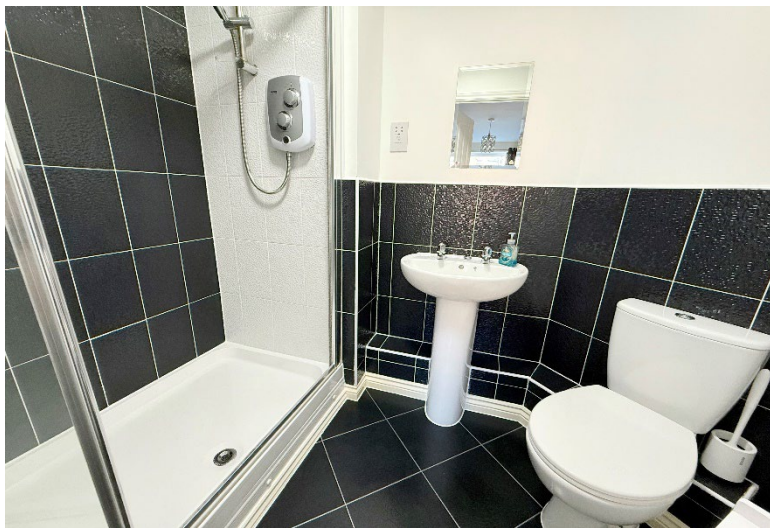
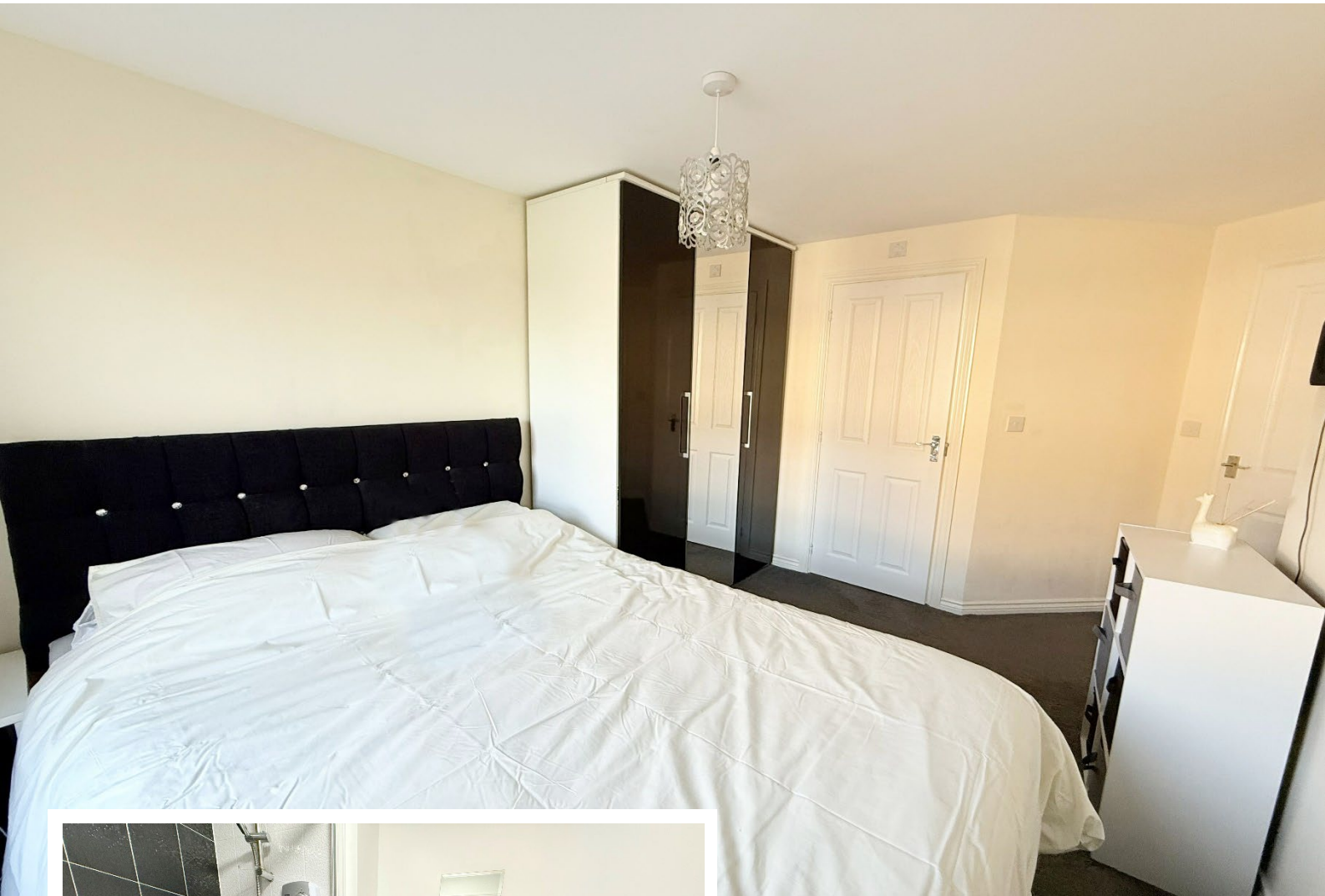




Property Description

A beautifully presented apartment situated in a convenient location for Solihull Town Centre, benefiting from two bedrooms, kitchen, lounge, en suite, bathroom, one underground allocated parking space and intercom security system

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 & Measurements

Entrance Hall

Lounge to Front - 3.48m x 4.78m (11'5" x 15'8" (max)

Kitchen - 2.44m x 2.44m (8'0" x 8'0")

Bedroom One to Front - 3.78m x 2.62m (12'5" x 8'7")

En Suite - 2.41m x 1.5m (7'11" x 4'11")

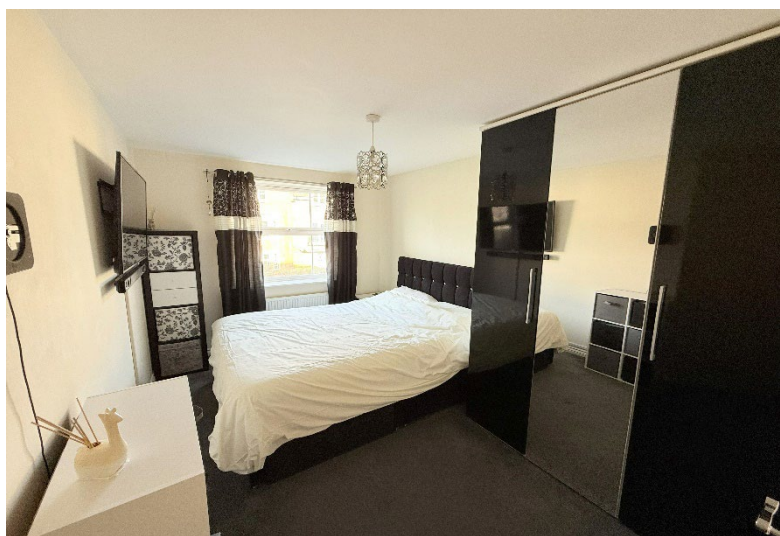
Bedroom Two to Front - 1.8m x 3.66m (5'11" x 12'0" (max)

Bathroom

Tenure

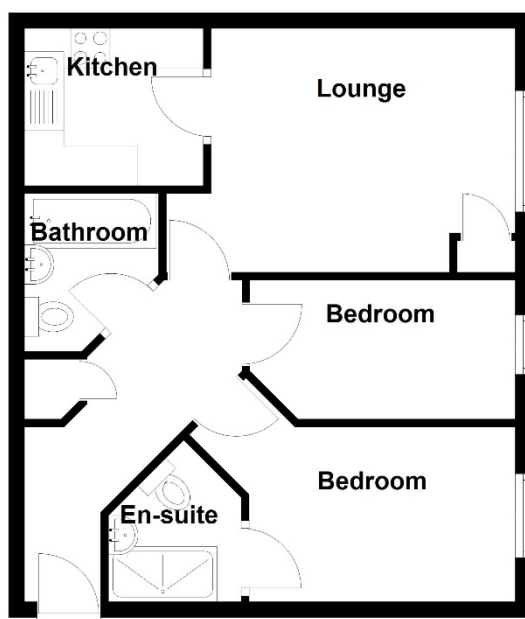
We are advised by the vendor that the property is leasehold with approx. 111 years remaining on the lease, a service charge of approx. £1,484.63 per annum (paid until 31/12/2025) and a ground rent of approx. £250 per annum (paid) but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Nigel Hodges. Current council tax band – B



First Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



Total area: approx. 45.7 sq. metres (491.8 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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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.