



smarthomes

**Wharf Lane**

Solihull

- A Well Presented Second Floor Apartment
- Fitted Kitchen & Spacious Lounge/Diner
- Two Good Size Bedrooms
- Allocated Parking Space

**£170,000**

Current EPC Rating - B  
Current Council Tax Band - C





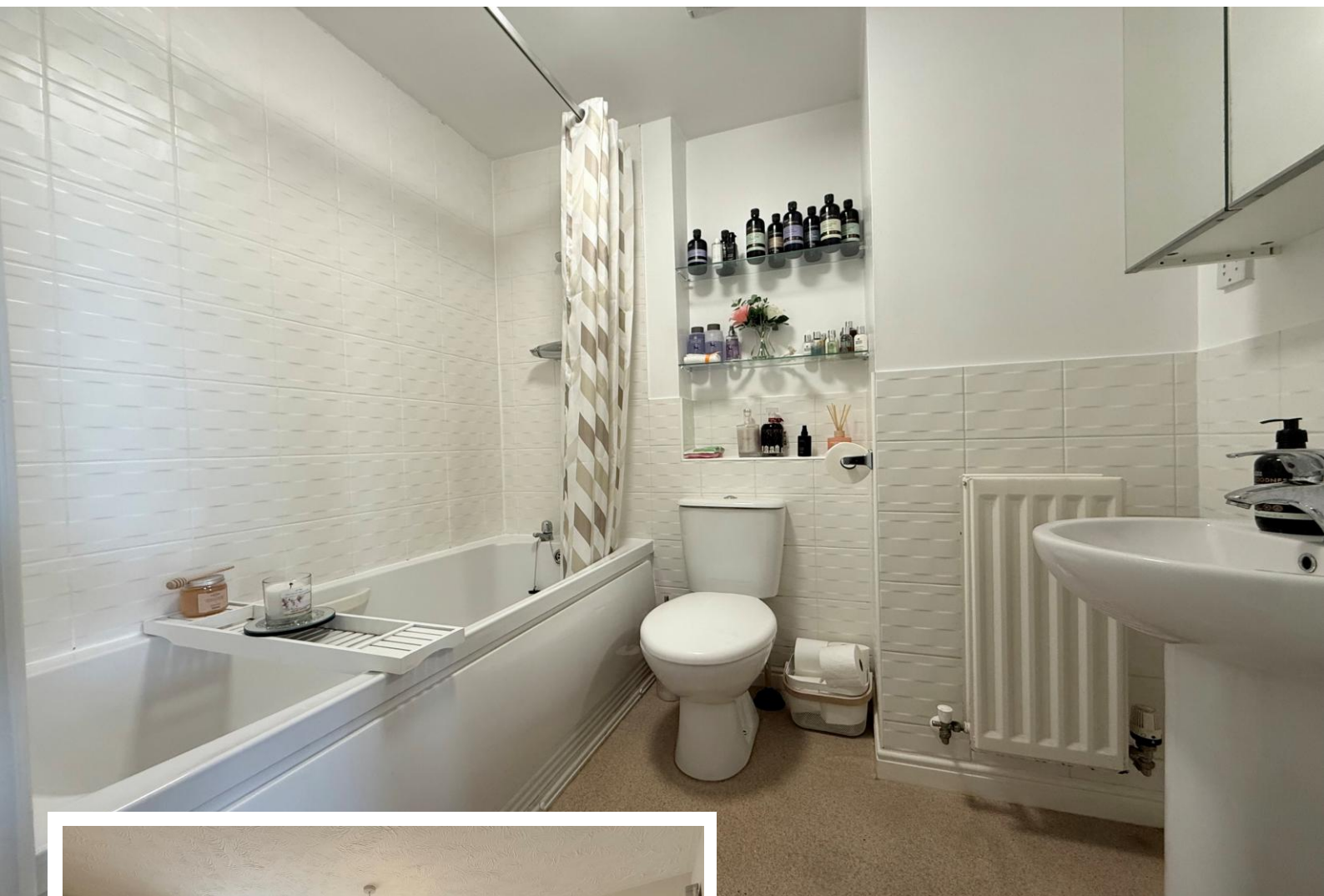


## Property Description

A well presented second floor apartment offering accommodation comprising an open plan lounge/diner, fitted kitchen, two good size bedrooms, bathroom, allocated parking and well maintained communal grounds

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

Open Plan Lounge/Diner to Front 5.94m x 3.58m max (19'6" x 11'9" max)

Fitted Kitchen to Rear 2.82m max x 2.24m max (9'3" max x 7'4" max)

Bedroom One to Rear 3.53m x 3.43m (11'7" x 11'3")

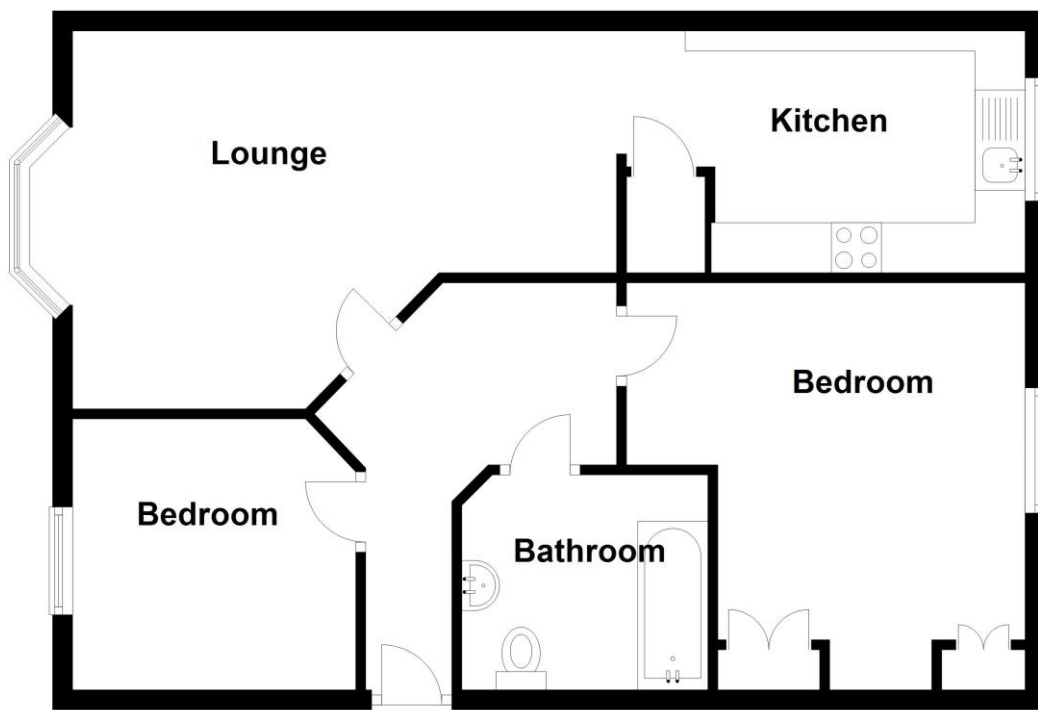
Bedroom Two to Front 2.54m x 2.51m (8'4" x 8'3")

Bathroom 2.03m x 1.83m (6'8" x 6'0")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 103 years remaining on the lease, a service charge of approx. £2,200 per annum and a ground rent of approx. £150 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly 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.