



Wharf Lane, Solihull

Guide Price £175,000







## PROPERTY OVERVIEW

A fantastic opportunity to purchase this top floor apartment situated on the popular Wharf Lane Development. This apartment would be ideal for a first time purchaser, benefits from gas central heating, double glazing and has the added attraction of two allocated parking spaces. The accommodation briefly comprised of: communal entrance hall, reception hall, living room, fitted kitchen, two double bedrooms, bathroom and two allocated parking spaces.

## 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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Leasehold





- Top Floor Apartment
- Ideal For A First Time Purchaser
- Immaculately Maintained
- Spacious Lounge
- Two Double Bedrooms
- Bathroom
- Fitted Kitchen
- Two Allocated Parking Spaces

#### **COMMUNAL ENTRANCE HALL**

#### **RECEPTION HALL**

#### **LIVING ROOM**

16' 1" x 10' 6" (4.90m x 3.20m)

#### **KITCHEN**

11' 2" x 7' 9" (3.41m x 2.36m)

#### **BEDROOM ONE**

13' 2" x 11' 1" (4.02m x 3.37m)

#### **BEDROOM TWO**

11' 1" x 8' 9" (3.37m x 2.66m)

#### **BATHROOM**

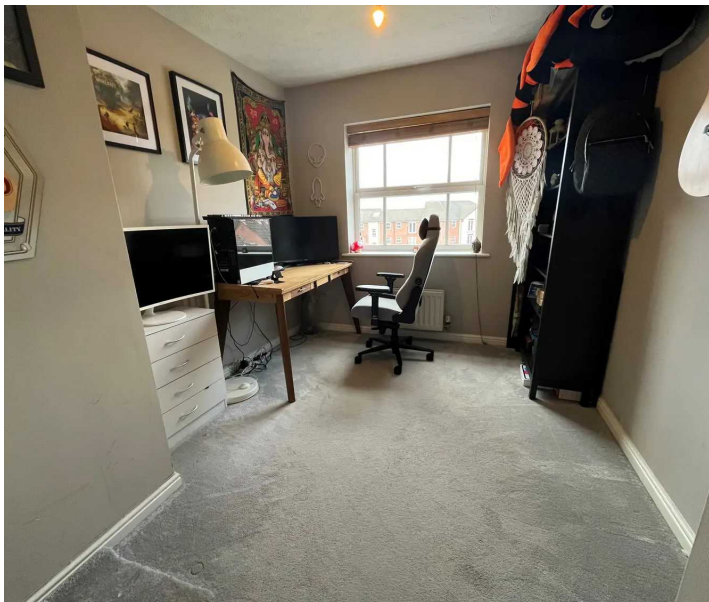
7' 2" x 6' 2" (2.19m x 1.89m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 65.0 sq.m. = 700 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **TWO ALLOCATED PARKING SPACES**





#### **ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms and all light fittings.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Ground rent - £150.00 (pa). Service charge - £1900.00 (pa).

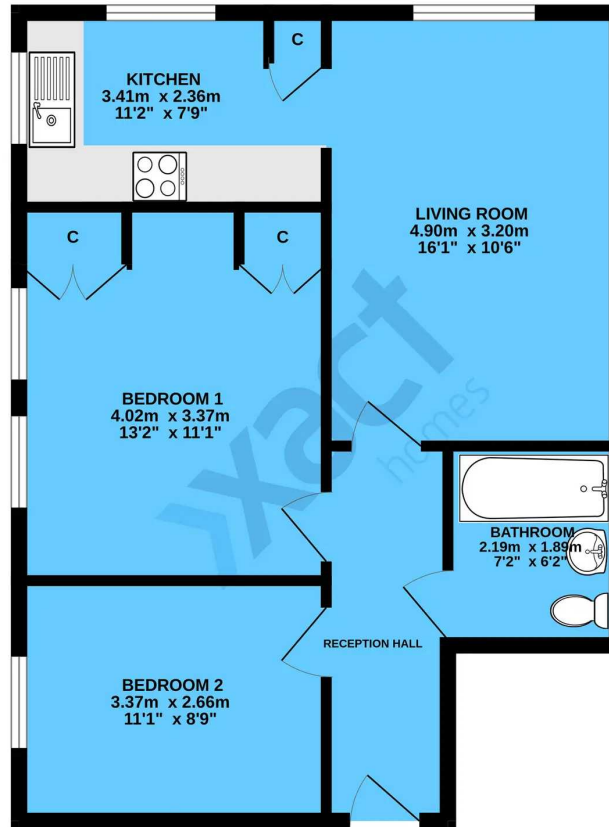
#### **MONEY LAUNDERING REGULATIONS**

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.





TOP FLOOR



TOTAL FLOOR AREA: 65.0 sq.m. (700 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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