



Wharf Lane, Solihull

Guide Price £320,000





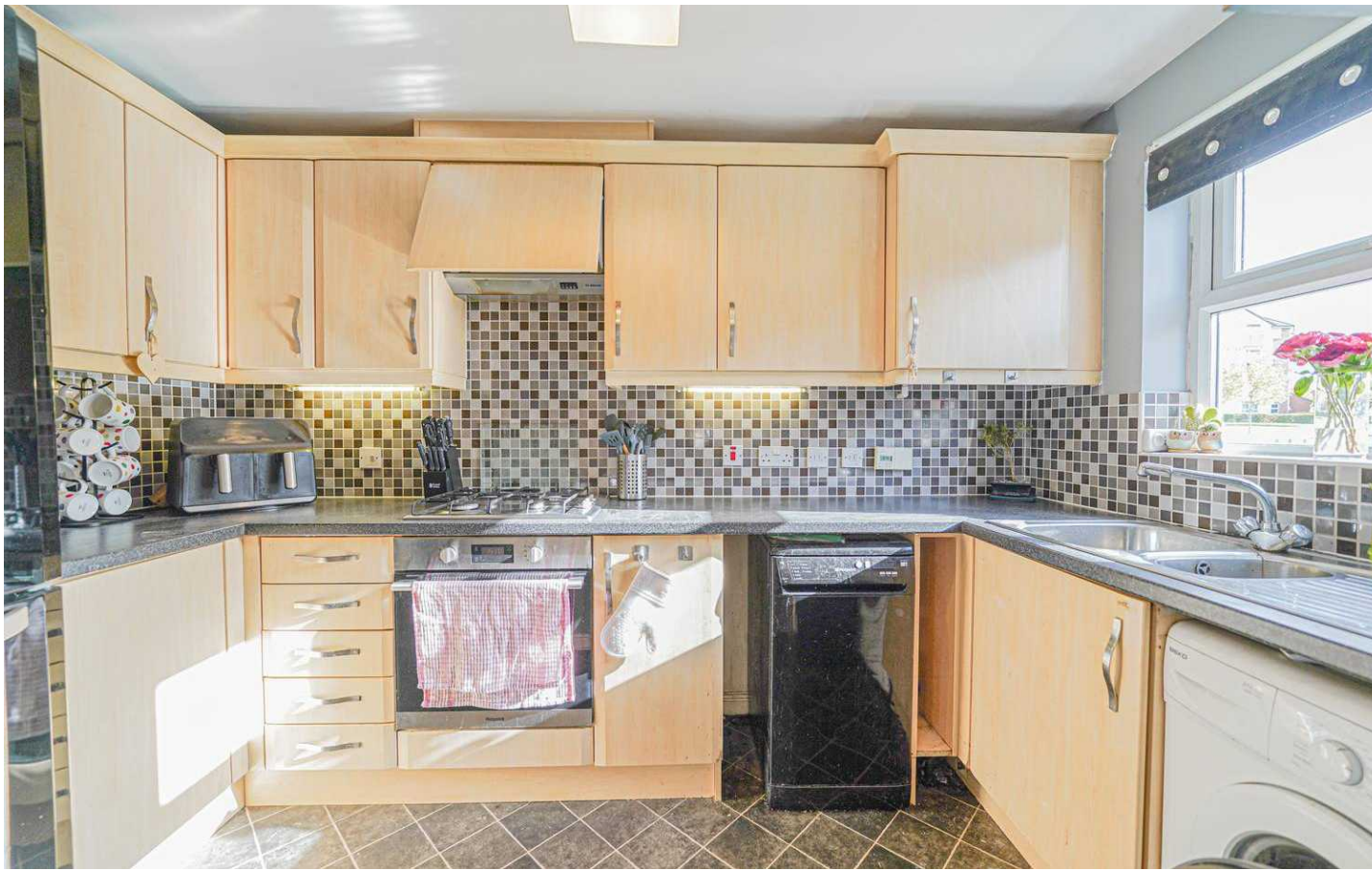


## PROPERTY OVERVIEW

Located on a quiet road in the sought-after town of Solihull, this impressive three-bedroom terraced offers spacious and modern living across three well-appointed floors. Upon entering the property, you are greeted by an entrance hallway leading to a spacious living/dining room, perfect for entertaining guests or relaxing with family. Large double doors open up to the rear garden, inviting natural light to illuminate the space. The fitted kitchen boasts integrated appliances and provides a functional and stylish area for culinary endeavours. Additionally, a convenient downstairs toilet is located on the ground floor for added comfort and practicality. Making your way to the first floor, you will find two well-proportioned bedrooms, both serviced by a modern family bathroom. Each bedroom offers comfortable living spaces, ideal for rest and relaxation. Ascending to the second floor, the principal bedroom awaits, offering a generously sized double bedroom coupled with an ensuite bathroom and fitted wardrobes. This luxurious retreat provides a private sanctuary for unwinding after a long day.







The property also benefits from a rear lawn garden, providing a tranquil outdoor space for enjoying the fresh air and hosting outdoor gatherings. Furthermore, two allocated parking spaces to the rear offer convenient parking solutions for residents and guests alike. With its prime location in Solihull, residents of this townhouse will enjoy easy access to a range of local amenities, including shops, restaurants, and excellent transport links. The well-connected location ensures that everything you need is within reach, making this property an ideal choice for modern living.

#### 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: D

Tenure: Freehold







- Three Bedroom Terraced
- Set On A Quiet Road
- Spacious Living / Dining Room
- Fitted Kitchen
- Principal Bedroom With Ensuite
- Two Allocated Parking Spaces
- Early Viewing Essential

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING/DINING ROOM**

16' 1" x 13' 5" (4.90m x 4.09m)

#### **KITCHEN**

10' 11" x 6' 2" (3.33m x 1.88m)

#### **FIRST FLOOR**

#### **BEDROOM TWO**

13' 6" x 11' 0" (4.11m x 3.35m)

#### **BEDROOM THREE**

13' 6" x 8' 9" (4.11m x 2.67m)

#### **BATHROOM**

7' 3" x 6' 3" (2.21m x 1.91m)

#### **SECOND FLOOR**

#### **PRINCIPAL BEDROOM**

13' 7" x 12' 10" (4.14m x 3.91m)

#### **ENSUITE**

5' 5" x 4' 11" (1.65m x 1.50m)

#### **TOTAL SQUARE FOOTAGE**

113.9 sq.m (1226 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **REAR GARDEN**

### **TWO ALLOCATED PARKING SPACES**

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

Hotpoint integrated oven, Hotpoint integrated hob, Bosch extractor, all carpets and some curtains and light fittings

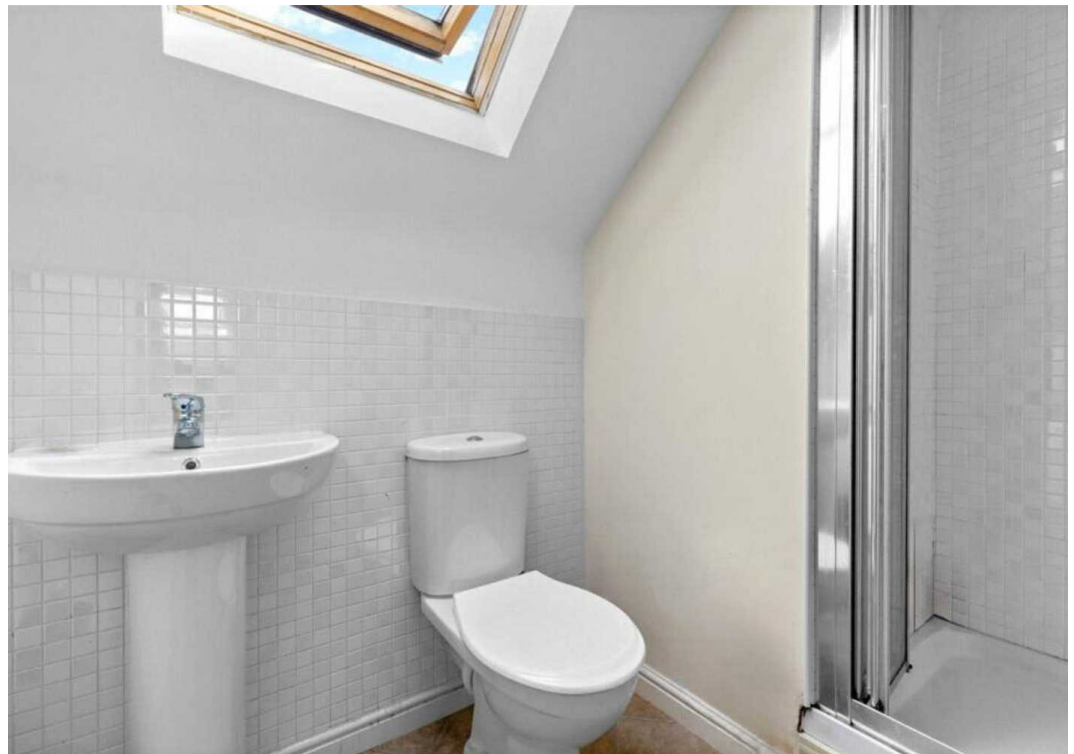
### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - Sky.

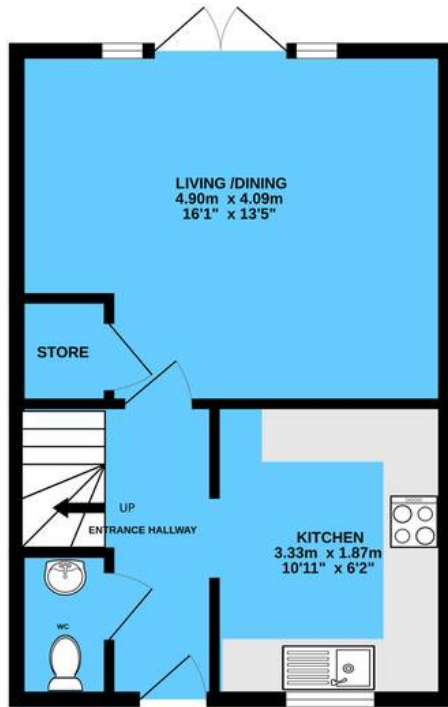
### **MONEY LAUNDERING REGULATIONS**

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.

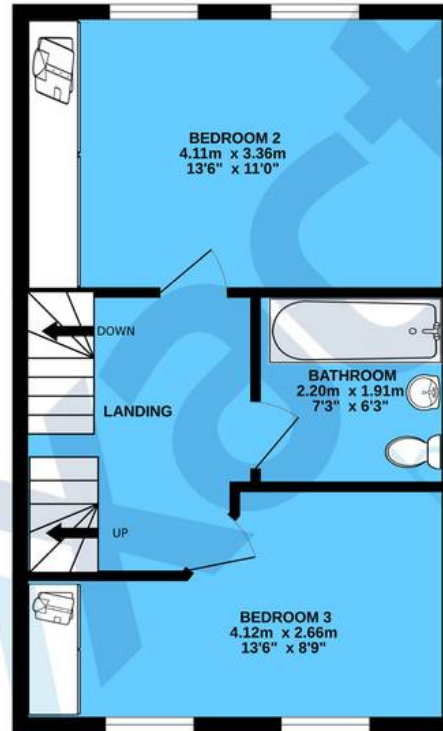




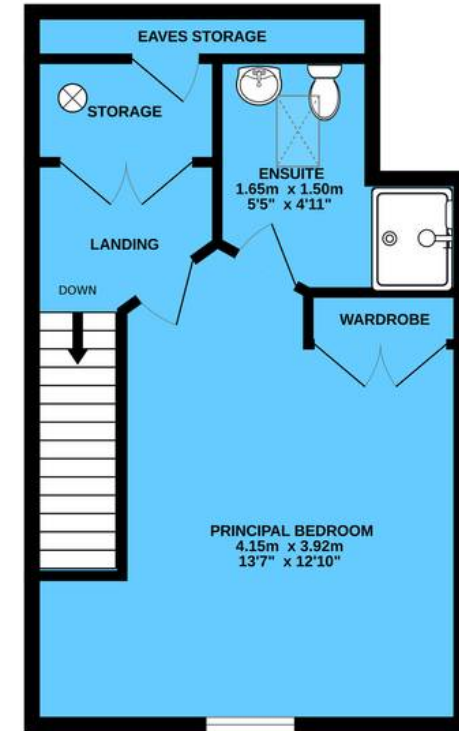
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 113.9 sq.m. (1226 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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