



Wharf Lane, Solihull

Guide Price £296,000





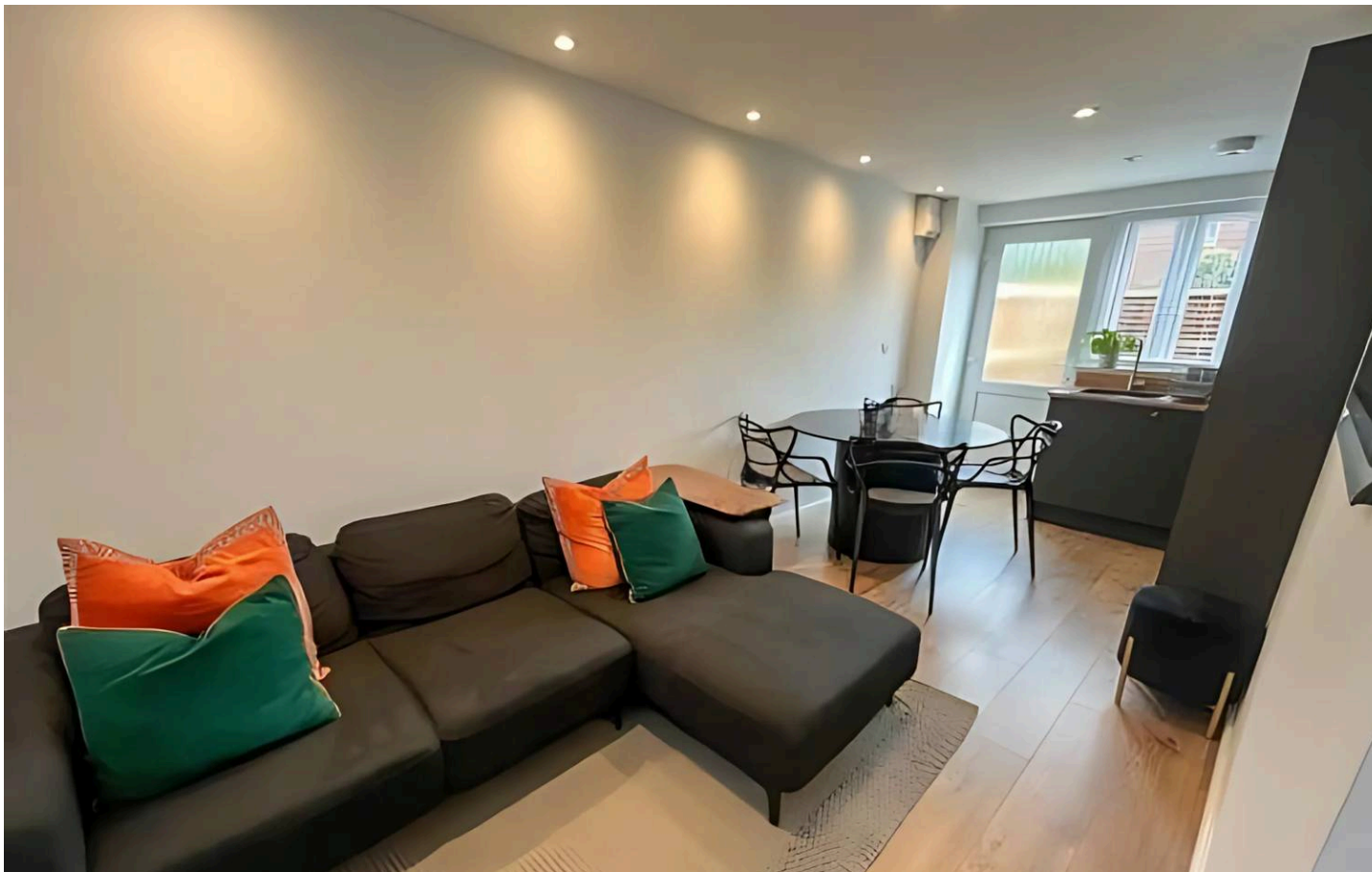
PROPERTY OVERVIEW

Introducing this exceptional three-bedroom semi-detached property, within a quiet neighbourhood, perfectly suited for first-time buyers and investors alike. Situated on a peaceful road in Solihull with the added benefit of NO UPWARD CHAIN, this home is conveniently located within a short distance of local amenities and the town centre. A perfect catchment area for good Solihull schooling and within walking distance to Solihull station and Touchwood shopping centre.

Once a coach house, this property has been expertly reconfigured to offer spacious downstairs living accommodation. Step inside to discover an inviting open plan kitchen, dining, and living area boasting fully integrated appliances and a built-in media wall.

Upstairs, three generously proportioned bedrooms await. The principal bedroom features ample space and an ensuite bathroom, while the remaining bedrooms are complemented by a well-appointed family bathroom. A sizeable landing provides room for a laundry cupboard, adding functionality to the layout.





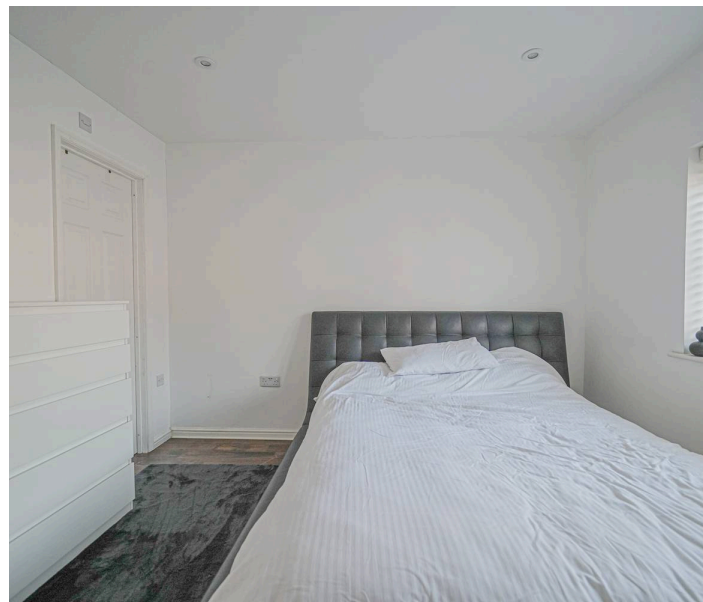
Completing this property is a low maintenance rear garden that offers potential for additional parking if desired. Don't miss this opportunity to make this exceptional property your new home.

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: B

Tenure: Freehold



- Three Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Formerly A Coach House
- Open Plan Kitchen / Dining / Living Area
- Three Spacious Bedrooms
- Principal Bedroom With Ensuite
- Family Bathroom
- Low Maintenance Rear Garden
- Recently Renovated Throughout (Less Than A Year Ago) With Potential For Further Enhancements Into The Loft Area



DINING/LIVING AREA

10' 7" x 9' 8" (3.23m x 2.95m)

KITCHEN AREA

12' 3" x 7' 9" (3.73m x 2.36m)

FIRST FLOOR

PRINCIPAL BEDROOM

10' 11" x 9' 8" (3.33m x 2.95m)

ENSUITE

BEDROOM TWO

14' 5" x 9' 0" (4.39m x 2.74m)

BEDROOM THREE

10' 11" x 6' 10" (3.33m x 2.08m)

BATHROOM

TOTAL SQUARE FOOTAGE

70.8 sq.m (762 sq.ft) approx.

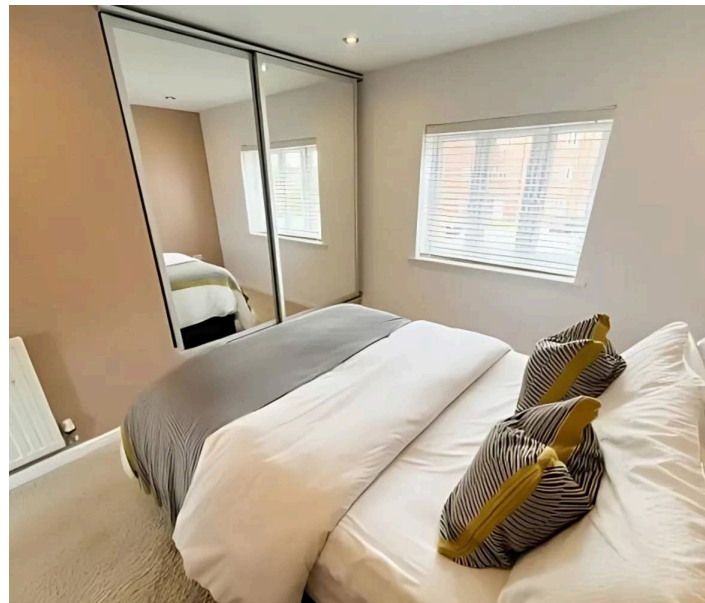
OUTSIDE THE PROPERTY

LOW MAINTENANCE GARDEN

ALLOCATED PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpet, blinds and light fittings and fitted wardrobes in one bedroom.



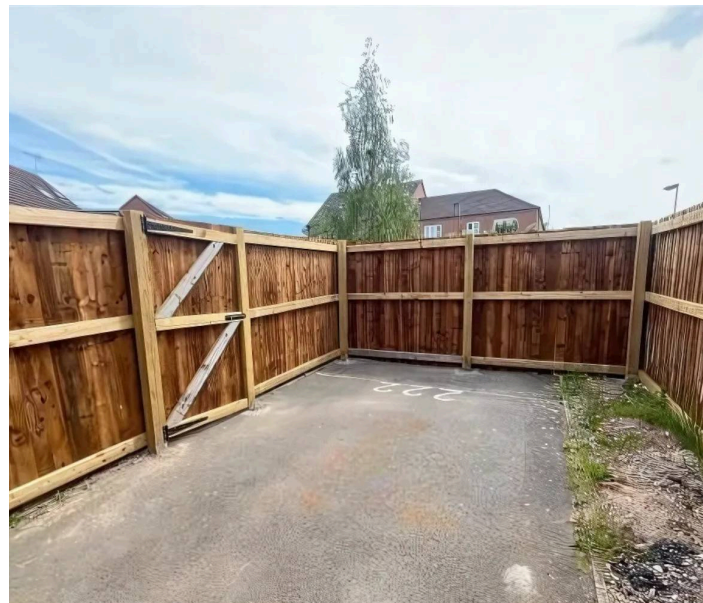
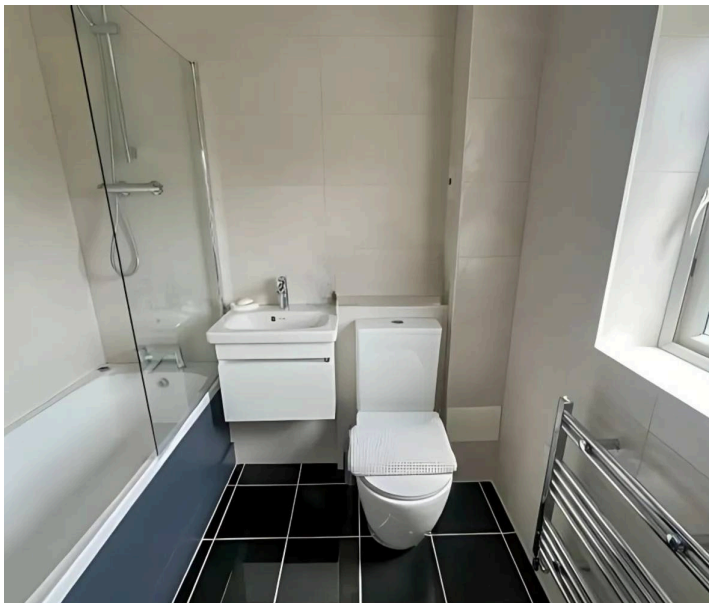


ADDITIONAL INFORMATION

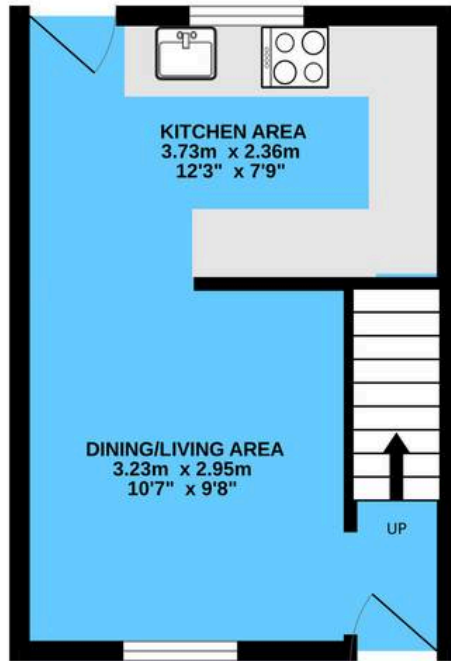
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

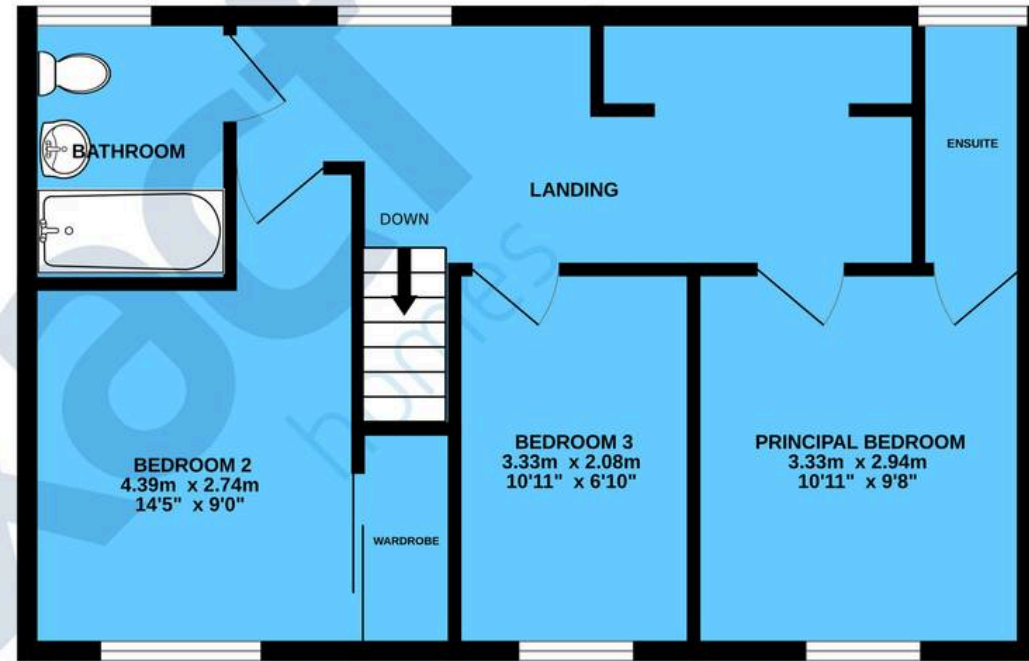
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 70.8 sq.m. (762 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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