



Avery Court Wharf Lane  
Solihull





### Property Description

Within walking distance to Solihull Town Centre, easy access to motorway links and nearby public transport this apartment sits in the heart of Solihull Town Centre.

Property has been modernised throughout and comprises of: communal entrance; apartment hallway; master bedroom with ensuite; second bedroom; open plan living area including: lounge diner; and fitted kitchen.

This is a must view to fully appreciate size and condition.

Please note that this property is currently tenanted until April 2025.

### Entrance Hall

25' 3" x 3' 3" ( 7.70m x 0.99m )

Cupboard, two central heating radiator and loft access.

### Lounge/ Kitchen

16' 5" max x 13' 1" max ( 5.00m max x 3.99m max )

Double glazed window to rear elevation, a central heating radiator, telephone and television points and a Juliet balcony.

### Kitchen Area

Fitted kitchen to comprise of a range of wall and base units with work surfaces over, incorporating a sink and drainer, tiling to splash back areas, electric oven, gas hob, cooker hood, plumbing for a washing machine and a central heating radiator.

### Bedroom One

10' 2" x 9' 7" ( 3.10m x 2.92m )

Double glazed window overlooking the court yard, a central heating radiator and telephone and television points.

### En Suite

Double glazed window , shower cubicle, wash

hand basin, extractor fan, WC, part tiling and a central heating radiator.



## Bedroom Two

.9' 1" x 9' 7" max into recess ( 2.77m x 2.92m max into recess )

Double glazed window with court yard view and a central heating radiator.

## Bathroom

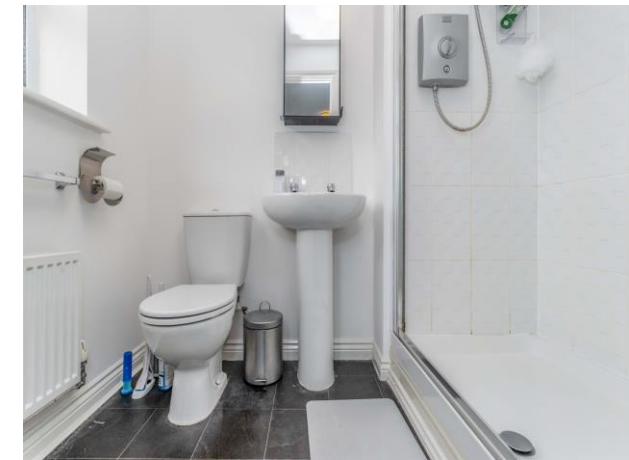
6' 1" x 9' 6" ( 1.85m x 2.90m )

Double glazed window overlooking the court yard, bath, wash hand basin, extractor fan, WC and part tiling.

## Parking

Secure allocated parking space.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/SOL205036](http://burchelledwards.co.uk/Property/SOL205036)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Sep 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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