



Wharf Lane  
Solihull







### Property Description

This homely property offers practicality and comfort. Located a stone's throw away from Solihull Town Centre and benefiting from public transport links nearby and easy motorway access. There is an abundance of shops and amenities nearby.

A spacious hallway on entrance with a convenient guest WC. On the right a practical study and to the left a cosy lounge diner with patio doors leading to the garden. The kitchen is fully fitted with space for fridge freezer and space and plumbing for washing machine and dishwasher.

Ascent to the first floor where there is a contemporary family bathroom, three double bedrooms and an ensuite to the master.

Property benefits from gas central heating and is double glazed throughout.

### Approach

Large lawn area to front.

### Entrance Hallway

Double glazed door and window to front elevation, storage cupboard and central heating radiator.

### Guest W.C

Double glazed window to rear elevation, WC and central heating radiator.

### Lounge

18' 2" into bay x 9' 7" ( 5.54m into bay x 2.92m )  
Double glazed bay window to front elevation, double glazed patio doors to rear elevation, electric fire and central heating radiator.

### Dining Room/ Bedroom Four

7' 5" x 8' 11" ( 2.26m x 2.72m )  
Double glazed window to front elevation and central heating radiator.

## Kitchen

.12' 1" x 6' 11" ( 3.68m x 2.11m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, electric oven, gas hob, extractor hood, space and connections for appliances and central heating radiator.

## Landing

Double glazed window to front elevation, airing cupboard and loft access.

## Bedroom One

11' 6" x 9' 10" ( 3.51m x 3.00m )

Double glazed window to front elevation, fitted wardrobes and central heating radiator.

## En-Suite

Double glazed window to rear elevation, shower cubicle, wash hand basin, WC, extractor fan, shaver socket, tiled to splash prone areas and central heating radiator.

## Bedroom Two

6' 9" x 12' 7" ( 2.06m x 3.84m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

8' x 15' 7" ( 2.44m x 4.75m )

Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, shower cubicle, wash hand basin, WC, extractor fan, shower socket, tiled to splash prone areas and heated towel warmer.

## Garden

Patio area, lawn

## Garage

Up and over door. Located near the rear of the property in a separate block.









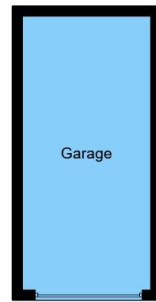




**Ground Floor**



**First Floor**



**Garage**



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**EPC Rating: C**

**Tenure: Freehold**

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