

smarthomes

Wharf Lane

Solihull

- A Well Presented Three Bedroom Family Home
- Fitted Kitchen & Spacious Lounge/Diner
- En-Suite Shower Room, Family Bathroom & Guest W.C
- Two Allocated Parking Spaces & No Upward Chain

OIRO £325,000

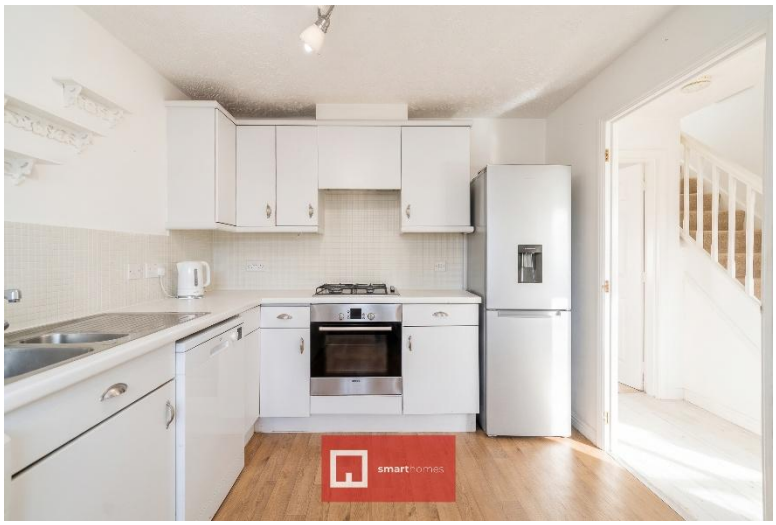
Current EPC Rating - C

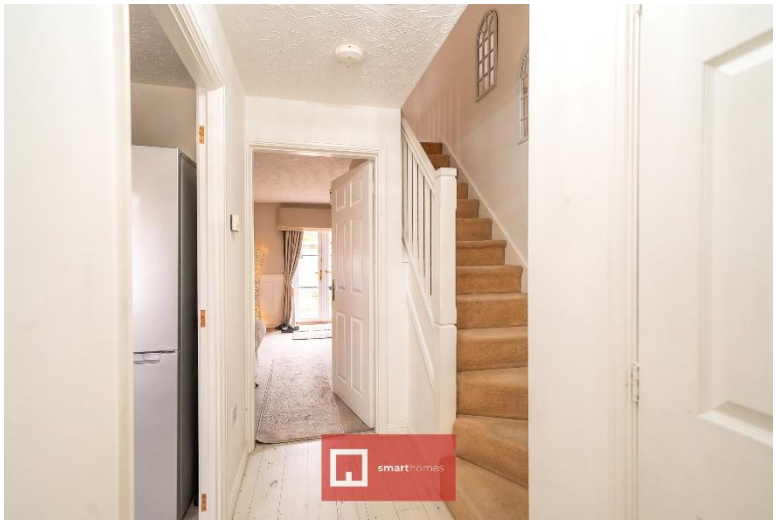
Current Council Tax Band - D









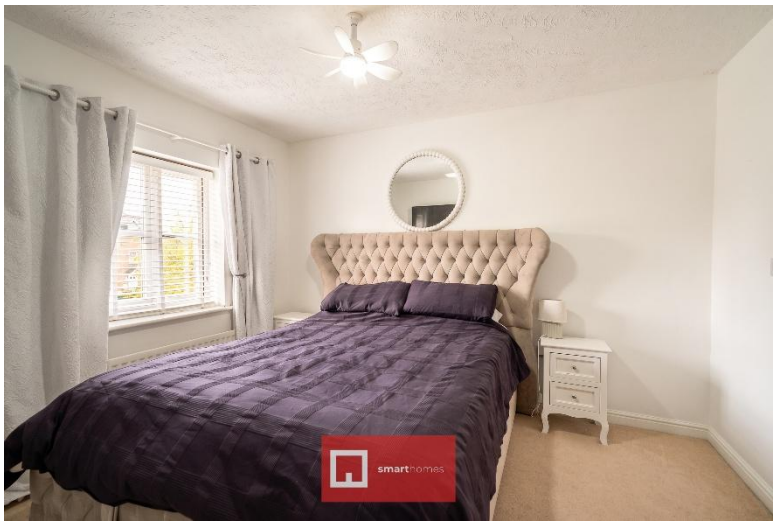


Property Description

A well presented mid-terrace family home situated in a most convenient location and benefiting from no upward chain. Offering accommodation comprising a spacious lounge, breakfast kitchen, guest W.C, three bedrooms, en-suite shower room, pleasant rear garden and two allocated parking spaces

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.







Rooms

Spacious Lounge to Rear 4.7m x 2.2m (15'5" x 7'2")

Breakfast Kitchen to Front 3.2m x 2.5m (10'5" x 8'2")

Guest W.C

Bedroom One to Front 3.3m x 2.7m (10'9" x 8'10")

En-Suite Shower Room

Bedroom Two to Rear 2.7m x 2.4m (8'10" x 7'10")

Bedroom Three to Rear 2m x 1.8m (6'6" x 5'10")

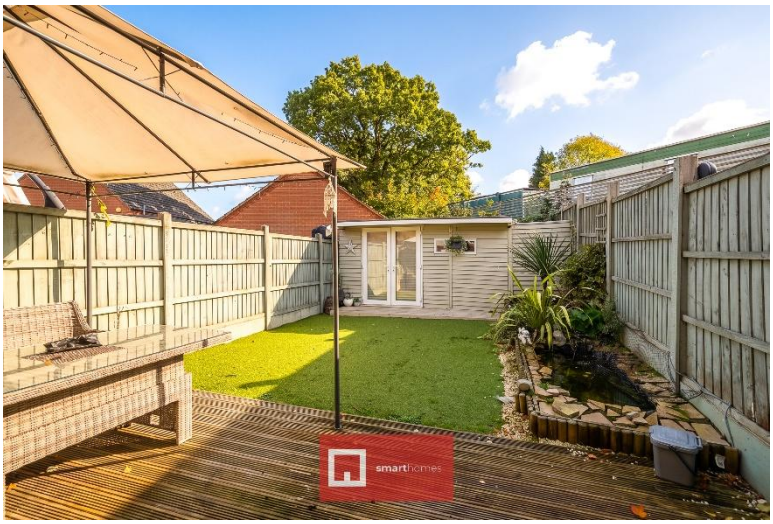
Family Bathroom to Front 1.7m x 1.7m (5'6" x 5'6")

Tenure
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – D

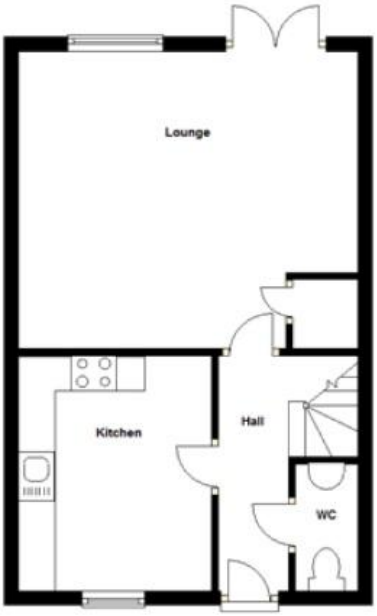
The vendors pay a small charge of £171.82 every 6 months which covers costs of 2 car parking spaces and surrounding areas

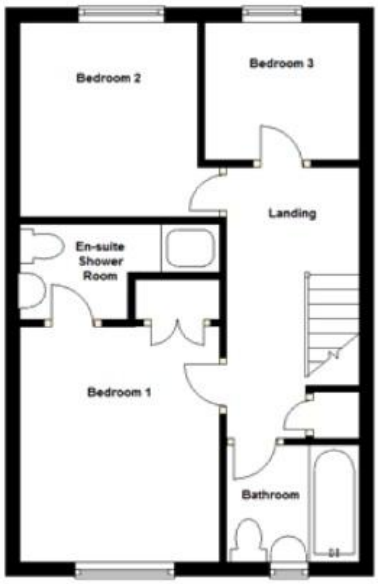












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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.