

Brook House Wharf Lane
Solihull

burchell edwards

Brook House Wharf Lane
Solihull B91 2NJ

for sale
£165,000







Property Description

Situated in a highly desirable location close to Solihull Town Centre, this well-presented two-bedroom first-floor apartment offers spacious and practical accommodation, making it an excellent choice for first-time buyers, professionals, downsizers, or investors alike.

The property is accessed via a secure communal entrance and benefits from a welcoming hallway leading through to a bright and spacious living room, providing the perfect space for relaxing or entertaining.
The fitted kitchen is conveniently positioned off the living area and offers a range of storage units and work surfaces, creating a functional and sociable layout.

The apartment features two well-proportioned bedrooms, with the generous principal bedroom benefiting from its own private en-suite shower room. The second bedroom offers flexibility as a guest room, home office, or additional living space. A separate family bathroom serves the remaining accommodation.

Ideally located within easy reach of Solihull's excellent shopping facilities, restaurants, cafés, parks, and transport links, this apartment combines comfortable living with superb convenience. Offering low-maintenance accommodation in a sought-after setting, this property is not to be missed.

Bedroom One
Irregular Shaped Room 12' 5" x 8' 6" (3.78m x 2.59m)
Double glazing, ceiling light, wall sockets, radiator

Bedroom Two
Irregular Shaped Room 12' x 5' 9" (3.66m x 1.75m)
Double glazing, ceiling light, radiator, wall sockets

Living Room
15' 8" x 11' 4" (4.78m x 3.45m)
Double glazing, ceiling light x 2, radiator, wall sockets

Kitchen
8' x 8' (2.44m x 2.44m)
Wall and base units, extractor fan, hob, oven, ceiling light, wall sockets

Bathroom
6' 11" x 6' 2" (2.11m x 1.88m)
Bath with shower, wash hand basin, w.c, radiator







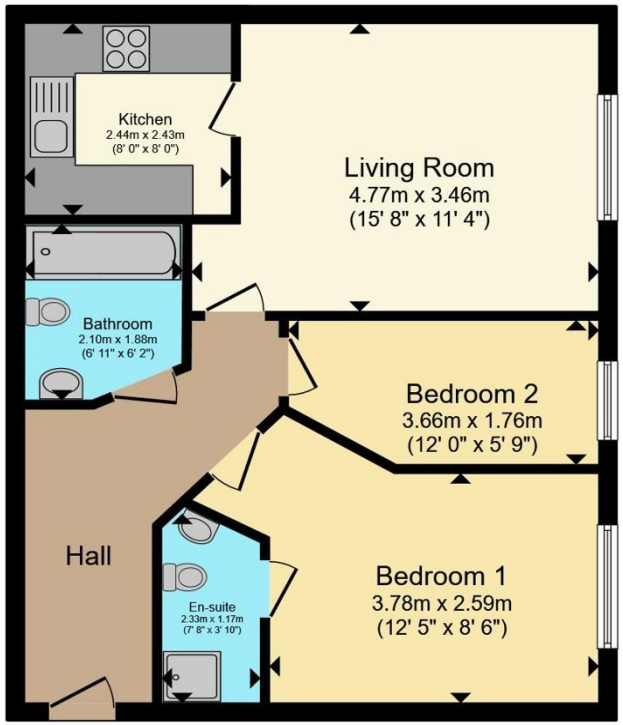









Hotpoint



Total floor area 55.2 m² (594 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

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29 High Street
SOLIHULL B91 3SN

EPC Rating: B

Council Tax Band: B

Service Charge: 1691.06

Ground Rent: 250.00

Tenure: Leasehold

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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.

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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