



Wharf Lane, SOLIHULL







## Property Description

Immaculately presented second-floor apartment, offering two generously sized bedrooms and a bright, modern open-plan kitchen/living area complete with a charming Juliet balcony — a standout feature for a property on this level. The home benefits from allocated parking, a secure entry system and well-maintained communal areas making it an ideal purchase for both homeowners and investors.

Beautifully positioned within one of the original buildings on Wharf Lane, the apartment enjoys a peaceful setting tucked away at the end of the development. Conveniently located just a short distance from Solihull Town Centre, only 1.6 miles from Solihull Train Station, close to local bus routes, and offering easy access to the M42/M6 motorway network as well as Birmingham International Airport less than 10 minutes away.

## Hallway

Ceiling light point, radiator, door leading to

## Living Room

15' 9" max x 13' 11" max ( 4.80m max x 4.24m max )

Double glazed Juliette balcony to front aspect, ceiling light point, TV and arial point, radiator.

## Kitchen

8' 6" max x 7' 10" max ( 2.59m max x 2.39m max )  
Double glazed window to rear aspect, ceiling light point, integrated gas hob, integrated gas oven, integrated washing machine.

## Bedroom 1

9' 10" to wardrobe x 9' 10" max ( 3.00m to wardrobe x 3.00m max )  
Double built in wardrobe, Double glazed window to rear aspect, ceiling light point, radiator

## Bedroom 2

8' 10" max x 6' 7" max ( 2.69m max x 2.01m max )  
Double glazed window to front aspect, ceiling light point, radiator

## Shower Room

Obscure double glazed window to rear aspect, walk in double shower, fitted storage units WB, WC, ceiling light point, extractor fan.













**Floor Plan**

Total floor area 57.0 m<sup>2</sup> (613 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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29 High Street  
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EPC Rating: C Council Tax  
 Band: D

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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