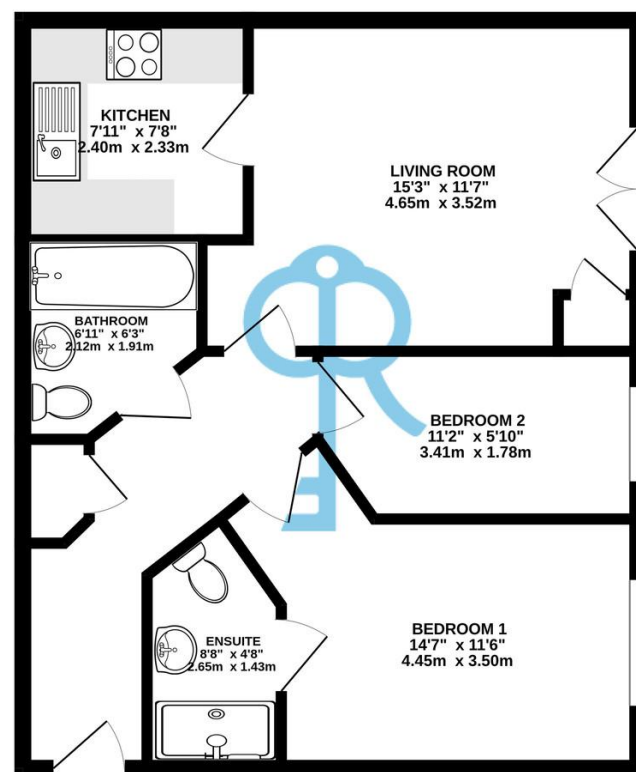




Floorplan Layout

SECOND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2026

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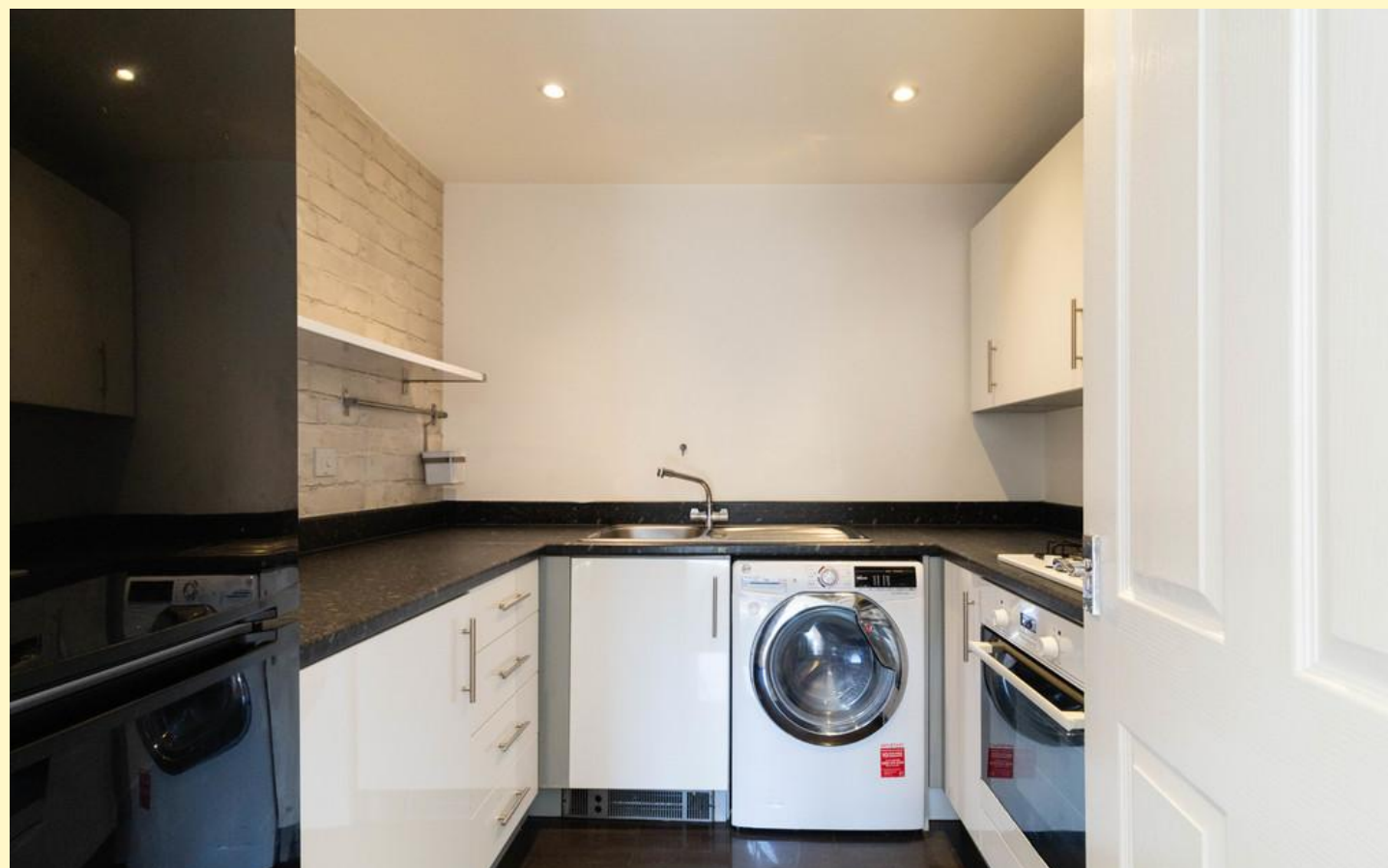
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Wharf Lane, Solihull, B91 2NJ

Offers Over **£165,000**

- TWO BEDROOM APARTMENT
- EN-SUITE BATHROOM
- JULIETTE BALCONY
- SECURE INTERCOM ENTRANCE
- ALLOCATED PARKING
- QUIET LOCATION





Wharf Lane, Solihull, B91 2NJ

Offers Over **£165,000**

Property Description

An ideal opportunity for first time buyers to purchase this two bedroom, two bathroom apartment, which benefits from a Juliette Balcony, en-suite, modern fitted kitchen and bathroom, secure intercom entrance, allocated parking and no upward chain. Viewing is highly recommended.

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.



COMMUNAL ENTRANCE Access to Brook House is gained through the communal entrance door, with intercom security and a communal staircase.

HALLWAY A welcoming hallway with a secure intercom entrance.

LOUNGE A good size lounge with enough space for a dining room table and chairs, Juliette Balcony. Spotlights to the ceiling.

KITCHEN A modern fitted kitchen with washing machine, fridge/freezer, integrated hob/oven. Plenty of storage and worktops.

MASTER BEDROOM A good size double bedroom.

EN-SUITE With low level WC, sink and shower cubicle with electric shower.

BEDROOM TWO A single room.

BATHROOM A modern fitted bathroom, with low level WC, sink and a bath.

OUTSIDE Secure allocated parking space and communal gardens.

Length of Lease: 110 years (at 2026)

Service Charge: £1,691 pa

Ground Rent: £250 pa

To book a viewing of this property:

Email info@ruxtonproperty.co.uk

Call +44 (0)121 704 0100

