



smarthomes

Brook House, Wharf Lane

Solihull

- A Well Presented Third Floor Apartment
- Two Bedrooms
- Master Bedroom With En-Suite Shower Room
- One Allocated Parking Space
- Spacious Lounge/Diner
- Fitted Kitchen
- Bathroom
- Intercom Security System

£175,000

Current EPC Rating - C
Current Council Tax Band - C





Property Description

A well presented third floor apartment benefiting from no upward chain. Offering accommodation comprising a spacious lounge/diner, fitted kitchen, two double bedrooms, en-suite shower room, family bathroom and an allocated parking space

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 & Measurements

Spacious Lounge/Diner 5.64m x 3.43m (18'6" x 11'3")

Fitted Kitchen 3.05m max x 2.24m max (10'0" max x 7'4" max)

Bedroom One 4.04m x 2.72m (13'3" x 8'11")

En-Suite Shower Room 1.93m x 1.47m (6'4" x 4'10")

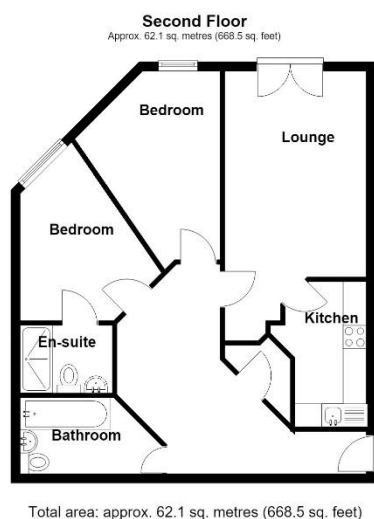
Bedroom Two 3.73m max x 3.48m max (12'3" max x 11'5" max)

Family Bathroom 2.31m max x 1.93m max (7'7" max x 6'4" max)

Tenure

We are advised by the vendor that the property is leasehold with approx. 110 years remaining on the lease, a service charge of approx. £1,866 per annum and a ground rent of approx. £250 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – C



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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.