



Brook House Wharf Lane, Solihull B91 2NJ

welcome to

Brook House Wharf Lane, Solihull

**** TWO BEDROOMS ** TOP FLOOR APARTMENT ** SECURE COMMUNAL ENTRANCE ** ALLOCATED PARKING ** BATHROOM AND ENSUITE ** EXCELLENT LOCATION ** JULIET BALCONY ** IDEAL FIRST TIME PURCHASE ** SUITABLE BUY TO LET INVESTMENT ****

Agent Note

The Council Tax Band is C.

The lease term is 125 years from 30 September 2012.

Entrance Hall

Spotlights, cupboard and loft hatch.

Lounge/Diner

15' 1" x 11' 1" (4.60m x 3.38m)

Juliet balcony, spotlight and radiator.

Kitchen

10' x 5' 11" (3.05m x 1.80m)

Ceiling light point, cooker, gas hob, sink and fitted washer/dryer.

Bedroom One

13' 2" x 8' 10" (4.01m x 2.69m)

Double glazed window to side, ceiling light point, radiator and built in wardrobes

Ensuite

Ceiling light point, sink, w.c., and shower cubicle.

Bedroom Two

11' 6" x 8' 7" (3.51m x 2.62m)

Double glazed window to side, boiler cupboard, ceiling light point and radiator,

Bathroom

Sink, w.c., bath and ceiling light point.

Parking

Allocated parking space and guest space.





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Brook House Wharf Lane, Solihull

- TWO BEDROOMS
- TOP FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- ENSUITE AND MAIN BATHROOM
- SECURE COMMUNAL ENTRANCE

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: 1800.00

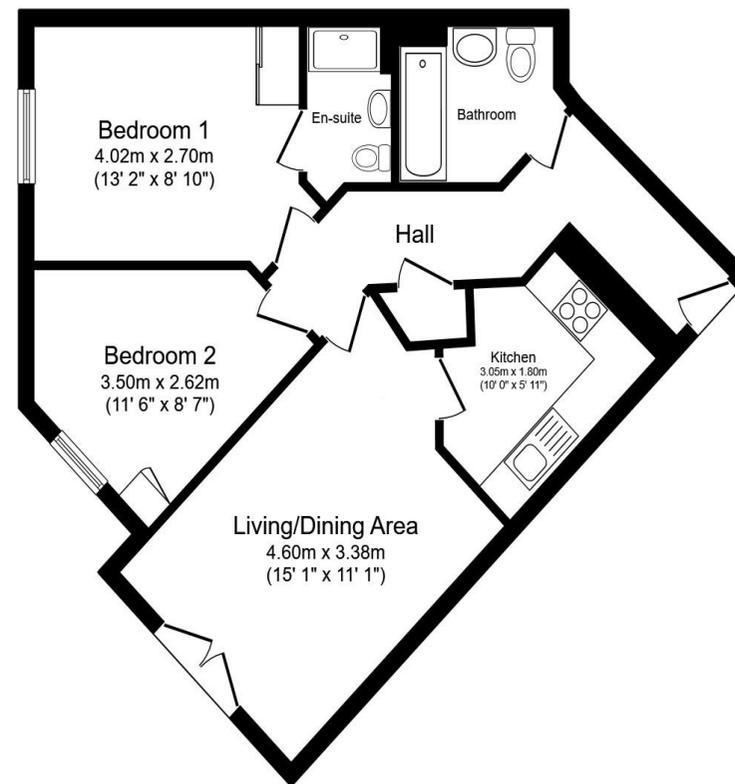
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Sep 2012.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£170,000



Total floor area 58.2 m² (626 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.focalagent.com

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Property Ref:
SLY112218 - 0009

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