



**Wharf Lane** 

Solihull, B91 2UN

- A Well Presented Ground Floor Maisonette
- Two Good Size Bedrooms
- Open Plan Lounge/Kitchen/Diner
- No Upward Chain

Offers Over £140,000

EPC Rating - 79

Current Council Tax Band - B







# **Property Description**

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.











The property is set back from the road behind a paved footpath leading to a storm porch with a hardwood front door leading into

# **Entrance Hallway**

With ceiling light point, radiator, laminate flooring and door leading off to

## Open Plan Lounge/Kitchen/Diner

15' 8" x 13' 5" (4.8m x 4.1m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Integrated washing machine, mosaic tiling to splash back areas, laminate flooring, two radiators, two ceiling light points, a double glazed window and door to

## **Inner Hallway**

With ceiling light point, radiator, storage cupboard housing a gas central heating boiler and door leading off to

### **Bedroom One**

10' 2" x 9' 6" (3.1m x 2.9m) With a double glazed window, a range of fitted wardrobes, radiator and ceiling light point

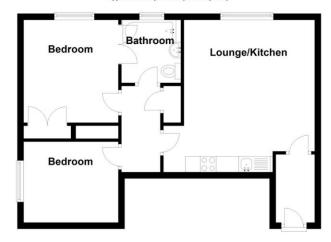
### **Bedroom Two**

8' 10" x 7' 2" (2.7m x 2.2m) With a double glazed window, radiator and ceiling light point



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Ground Floor



Total area: approx. 50.7 sq. metres (545.8 sq. feet)

### **Bathroom**

6' 10" x 6' 2" (2.1m x 1.9m) Being fitted with a modern white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window

### External

The property benefits from an allocated parking space

### **Tenure**

We are advised by the vendor that the property is leasehold with approx. 109 years remaining on the lease, a service charge of approx. £734 per annum and a ground rent of approx. £276 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - B

