



smarthomes

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



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

Ground Floor
Approx. 50.7 sq. metres (545.8 sq. feet)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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 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.