



smarthomes

Avery Court

Wharf Lane, Solihull

- A Very Well Presented Two Bedroom Top Floor Apartment
- Fitted Kitchen & En-Suite Shower Room
- Spacious Lounge/Diner with Juliet Balcony
- No Upward Chain

£170,000

Current EPC Rating - C
Current Council Tax Band - C

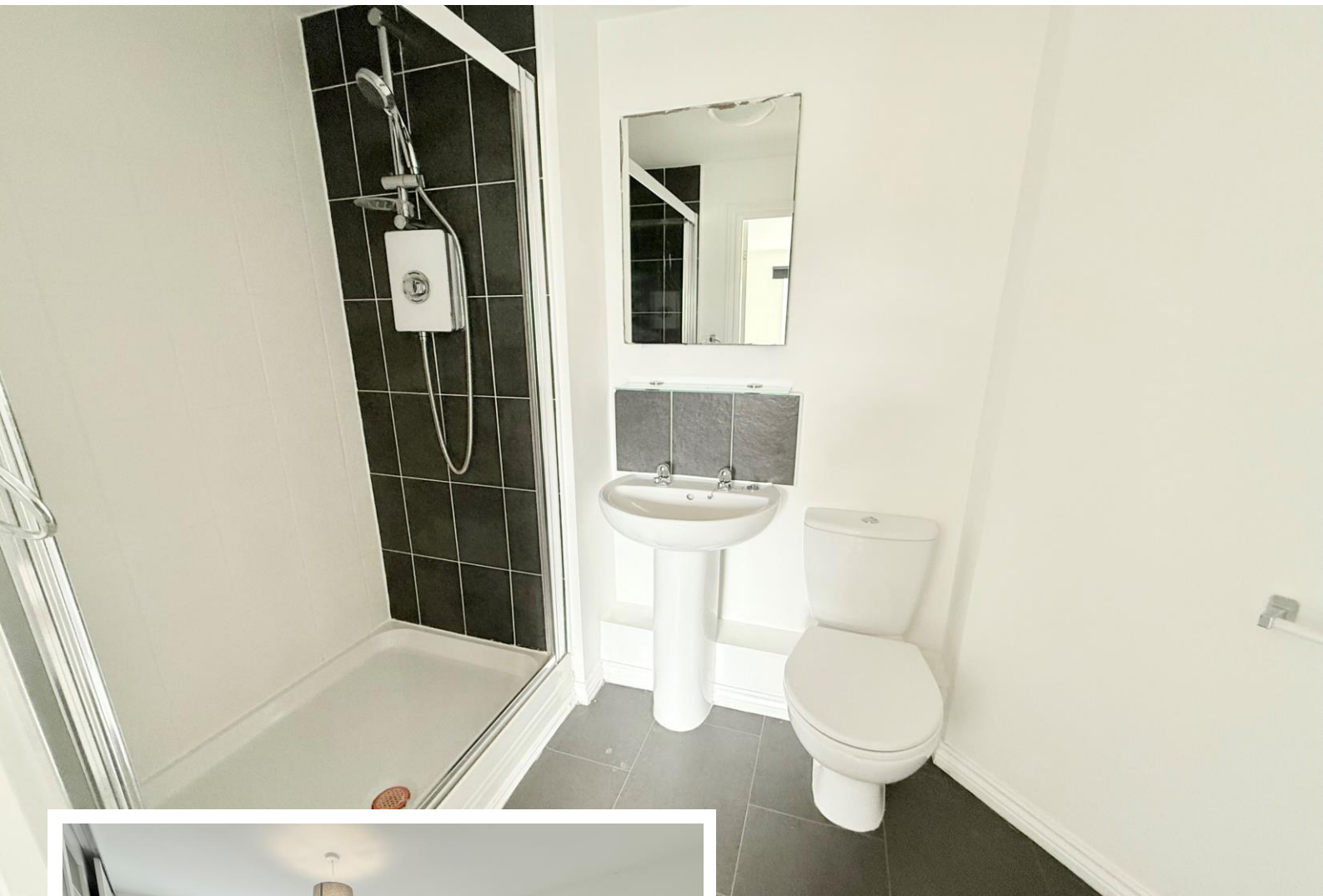




Property Description

A very well presented top floor apartment situated in a most convenient location and benefiting from no upward chain. Offering accommodation comprising a spacious lounge/diner with Juliet balcony, fitted kitchen, two good size bedrooms, modern en-suite shower room, modern guest bathroom and a covered 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 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

Open Plan Lounge/Diner 5.05m max x 3.35m max (16'7" max x 11'0" max)

Fitted Kitchen 2.97m max x 2.34m max (9'9" max x 7'8" max)

Bedroom One 3.38m max x 3.23m max (11'1" max x 10'7" max)

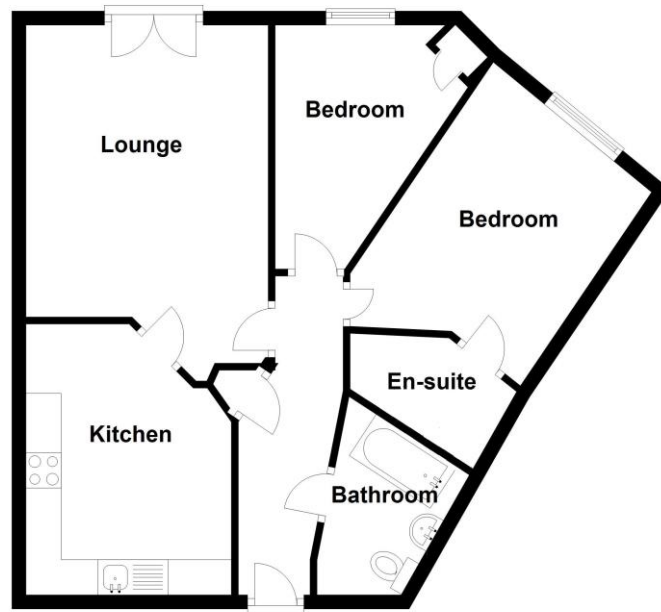
En-Suite Shower Room 2.44m max x 1.4m max (8'0" max x 4'7" max)

Bedroom Two 3.15m max x 3.1m max (10'4" max x 10'2" max)

Guest Bathroom 2.51m max x 1.88m max (8'3" max x 6'2" max)

Tenure

We are advised by the vendor that the property is leasehold with approx. 111 years remaining on the lease, a service charge of approx. £1,463.51 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 Vendor. 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 and 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.