



smarthomes

Wharf Lane

Solihull

- A Beautifully Presented First Floor Apartment
- Spacious Open Plan Lounge/Diner & Fitted Kitchen
- Two Good Size Bedrooms & En-Suite Shower Room
- Allocated Parking Space

Offers Over £190,000

Current EPC Rating - B
Current Council Tax Band - C

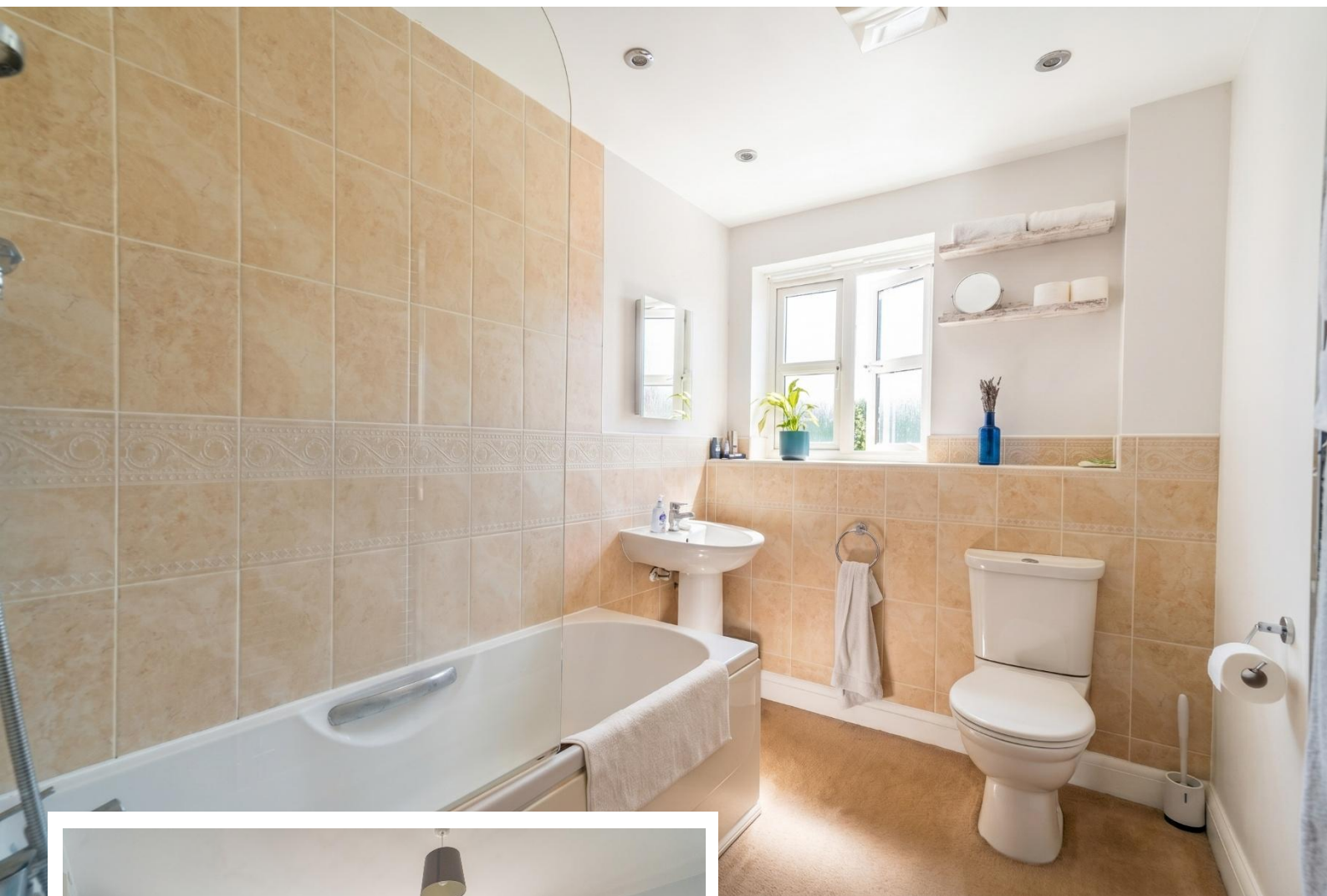




Property Description

A beautifully presented and larger than average two double bedroom first floor apartment situated in a most popular canal side location. The property extends to 970.9 sq feet and offers spacious accommodation comprising an open plan lounge/kitchen/diner with Juliet balconies, master bedroom with en-suite shower room, second double bedroom with Juliet balcony, guest bathroom, well maintained communal gardens 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 Open Plan Lounge/Kitchen/Diner 9.5m max x 4.7m max (31'2" max x 15'5" max)

Double Bedroom One 4.6m x 3.5m (15'1" x 11'5")

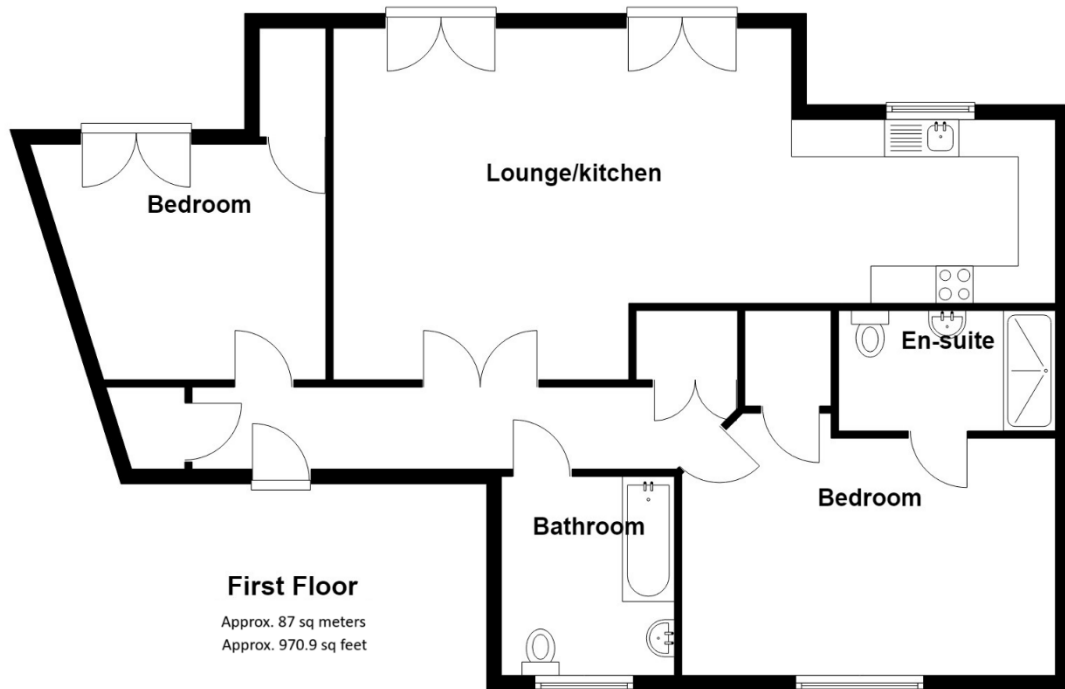
En-Suite Shower Room

Double Bedroom Two 4m x 3.1m (13'1" x 10'2")

Guest Bathroom 2.4m x 1.8m (7'10" x 5'10")

Tenure

We are advised by the vendor that the property is leasehold with approx. 103 years remaining on the lease, a service charge of approx. £1,854.64 per annum and a ground rent of approx. £268.32 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.