Bartleys
Estate Agents









304 Wharf Lane, Solihull B91 2UP

Price Guide £160,000

- Second Floor Apartment
- Two Bedrooms
- Well Presented Throughout
- Canal Side Views
- Allocated Parking
- Energy Efficiency Rating - C

0121 709 3300

Email: info@bartleys-uk.com

Web: www.bartleys-uk.com

304 Wharf Lane, Solihull B91 2UP

We are delighted to offer this beautifully presented, two-bedroom second floor apartment on Wharf Lane, Solihull that comprises an entrance hallway benefitting from storage cupboard, open plan living and dining room and semi open plan kitchen area with appliances to include integrated oven, hob and washing machine. The master bedroom is excellent in size offering plenty storage space with fitted wardrobes, further second bedroom as well as a modern bathroom with shower over bath. The property further benefits from gas central heating and allocated off road parking for one car.

APPROACH

The property is set back from the road behind a pathway leading to a communal entrance door with security intercom system. A staircase leads to the second floor where apartment 304 is located with an entrance door with spy hole that gives access to the accommodation.



HALLWAY

Wall-mounted intercom phone, central heating radiator, store cupboard, access to loft space, doors to living room, bedroom one, bedroom two and bathroom.

OPEN PLAN LIVING AND DINING AREA
15' 1" (4.6M) X 11' 9" (3.58M)

UPVC double glazed window, central heating radiator, open doorway to:-



KITCHEN
8' 8" (2.64M) X 7' 7" (2.31M)

Comprehensively fitted with a range of wood-effect wall, drawer and base units with contrasting work surfaces over, one and a half bowl sink unit with drainer and mixer tap, integrated oven with hob and extractor over, Karndean flooring, space and plumbing for washing machine.



BEDROOM ONE
11' 5" (3.48M) X 10' 2" (3.1M) TO WARDROBES
Two UPVC double glazed windows, built-in wardrobes, central heating radiator.



BEDROOM TWO
7' 7" (2.31M) X 7' 2" (2.18M)
UPVC double glazed window, central heating radiator.

BATHROOM
Fitted with a modern, white bathroom suite comprising panel bath with thermostatic shower unit over, hand wash basin with mono mixer tap, low level flush WC, Porcelanosa tiling to splashbacks, Karndean flooring, obscure UPVC double glazed window to the side aspect.

OUTSIDE
There are attractive communal gardens and an allocated parking space.



TENURE
We have been advised that the property is Leasehold with 109 years remaining. This is subject to verification by your solicitor.

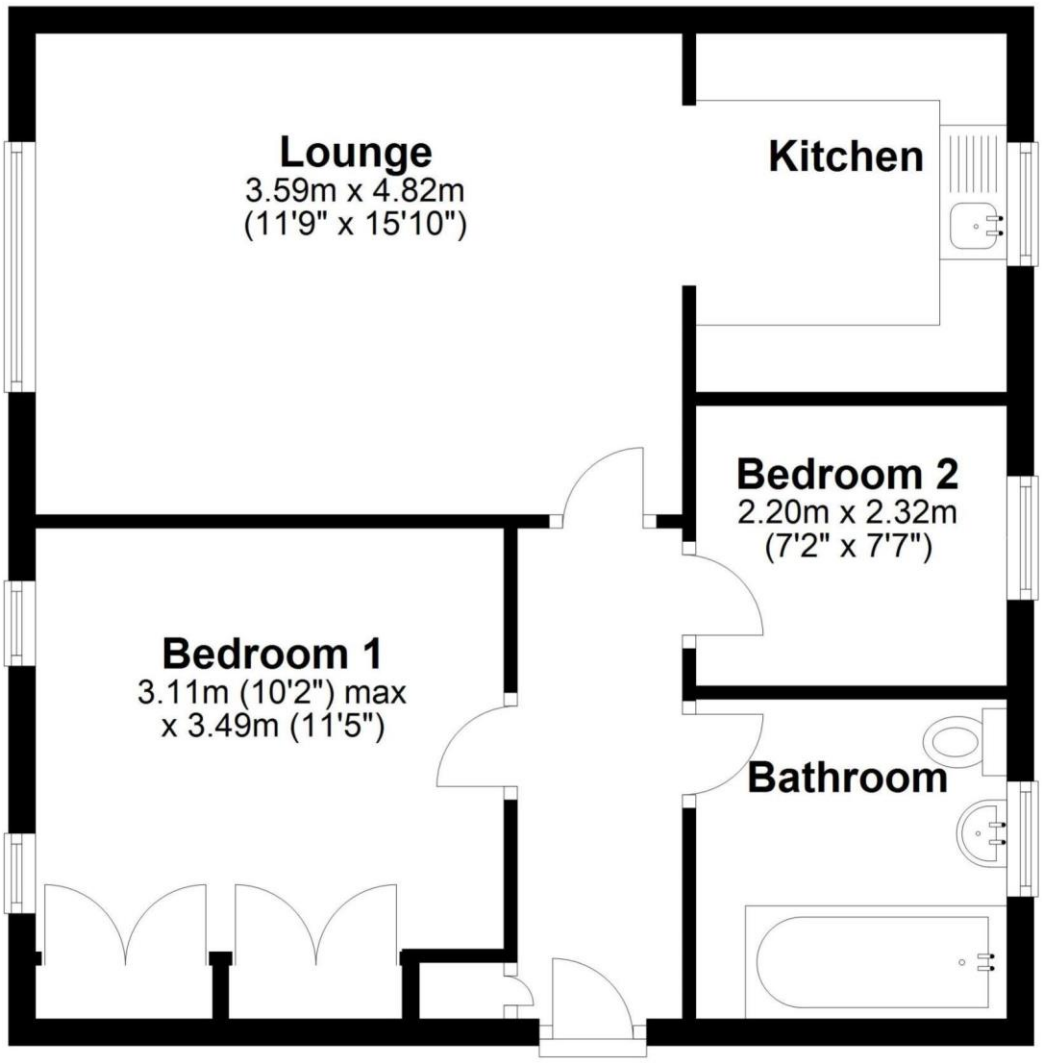
GROUND RENT
We have been advised that the Ground Rent is £250 per annum. This is subject to verification by your solicitor.

SERVICE CHARGE
We have been advised that the Service Charge is £1,400 per annum payable in January and July. This is subject to verification by your solicitor.



Second Floor

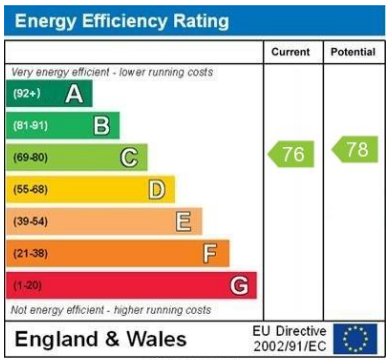
Approx. 53.2 sq. metres (572.2 sq. feet)



Total area: approx. 53.2 sq. metres (572.2 sq. feet)

Bartleys Estate Agents

2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com



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