Bartleys
Estate Agents









23 Wharf Lane, Solihull B91 2LF

Price Guide £189,950

- Spacious Coach House
- Two Bedrooms
- Open Plan Lounge/ Kitchen
- Integral Garage & Allocated Parking Space
- No Chain
- Energy Efficiency Rating - C

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A superbly presented and deceptively spacious, two bedroom, coach house apartment that will not fail to impress, having a modern interior on the first floor that enjoys lots of natural light. The property benefits from gas central heating and UPVC double glazing and briefly comprises hall way lobby, a flight of stairs lead you to a good-sized landing leading off to lounge / open plan breakfast kitchen, two double bedrooms and modern bathroom. There is an integral garage and an allocated parking space. No Chain.

APPROACH

Via a covered UPVC double glaze front door to ground floor entrance with stairs rising to first floor landing and door to the Garage.



FIRST FLOOR LANDING

Double panel radiator, two ceiling light points, airing cupboard housing Potterton Powermax boiler, two double glazed windows to the rear aspect, doors to open plan lounge/ kitchen, bedroom one, bedroom two and bathroom.

OPEN PLAN LOUNGE / KITCHEN
20' 8" (6.3M) X 17' 9" (5.4M)

Two ceiling light points, two double panel radiators, UPVC double glazed windows to the rear and front aspects, open plan kitchen with a range of modern wall and base units with coordinated rolltop worksurfaces, one and a half bowl single drain sink unit with mixer tap over, integrated ceramic hob and oven with extractor fan over, space and plumbing for a washing machine, space for an under cabinet fridge tiling to floor and splash prone areas and door to built-in cupboard.





BEDROOM ONE (FRONT)
12' 2" (3.7M) X 9' 6" (2.9M)
Ceiling light point, single panel radiator, fitted wardrobes, UPVC double glaze window to the front aspect.



BEDROOM TWO (FRONT)
13' 5" (4.1M) X 7' 7" (2.3M)
Ceiling light point, single panel radiator, fitted wardrobes, UPVC double glazed window to the front aspect.

BATHROOM
Modern three-piece suite comprising low-level flush WC, pedestal hand wash basin, panel bath with shower screen and thermostatic shower unit, complementary tiling to walls and floors, single panel radiator, shaving point, ceiling light point, extractor fan, obscure double glazed window to the rear aspect.

INTEGRAL GARAGE
18' 4" (5.6M) X 8' 2" (2.5M)
Up-and-over door, doors to entrance hall and large inner storage cupboard.



OUTSIDE
One allocated parking space.

TENURE
We have been advised that the property is Leasehold with 101 years left unexpired. This is subject to verification by your Solicitor.

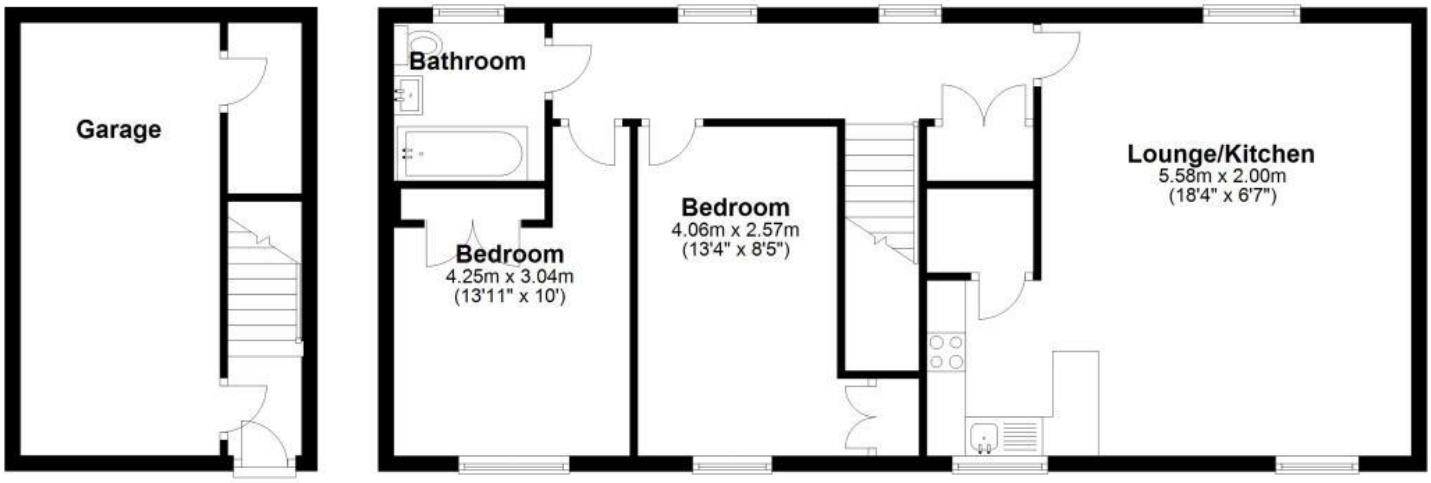
GROUND RENT
We have been advised that the Ground Rent is £150.00 per annum. This is subject to verification by your Solicitor.

SERVICE CHARGE
We have been advised that the Service Charge is £844.00 per annum and is payable twice yearly. This is subject to verification by your Solicitor.



Ground Floor
Approx. 20.2 sq. metres (217.7 sq. feet)

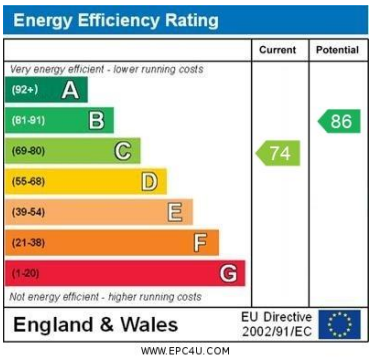
First Floor
Approx. 72.7 sq. metres (782.1 sq. feet)



Total area: approx. 92.9 sq. metres (999.8 sq. feet)

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