Bartleys
Estate Agents









211 Wharf Lane, Solihull B91 2RZ

Price Guide £106,800

- Spacious Ground Floor Apartment
- 60% Shared Ownership
- Two Bedrooms
- Ensuite & Bathroom
- Allocated Parking Space
- Energy Efficiency Rating- Band C

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Centrally located within walking distance of Solihull town centre is a spacious and well maintained two bedroom ground floor apartment that would be ideal for commuters being close to excellent transport networks and amenities. The accommodation comprises: hallway, lounge, study, fitted kitchen with appliances, two bedrooms, ensuite and bathroom, gas central heating and UPVC double glazing. Allocated parking space, 60% Ownership, No Chain.

APPROACH
Via a communal hallway leading to the front door of number 211 located on the Ground Floor.



ENTRANCE HALL
Wood effect flooring, single panel radiator, ceiling light point, cupboard concealing Potterton Powermax boiler, doors to lounge, bedroom one and bedroom two.

BREAKFAST KITCHEN (REAR)
12' 6" (3.8M) X 11' 6" (3.5M)
A range of modern wall and base units with co-ordinated roll top work surfaces, stainless steel single drain sink unit with mixer tap over, ceramic tiling to splash prone areas, integrated Bosch four ring gas hob and electric oven, concealed extractor fan, space for a washing machine, integrated fridge freezer, ceiling light point, vinyl flooring, door to rear.





BEDROOM ONE (REAR)
12' 2" (3.7M) X 11' 2" (3.4M)
Wood effect flooring, double panel radiator, ceiling light point, UPVC window to the rear aspect, door to:-



EN-SUITE
Modern white suite comprising low level flush WC, pedestal hand wash basin, shower enclosure with thermostatic shower unit, ceramic tiling to walls and splash prone areas, ceiling light point, extractor fan, single panel radiator, obscure UPVC double glazed window to the rear aspect.

BEDROOM TWO (REAR)
10' 2" (3.1M) X 6' 11" (2.1M)
Wood effect flooring, ceiling light point, double panel radiator, built-in wardrobe, UPVC double glazed window to the rear aspect.

BATHROOM
White three piece suite comprising low level flush WC, pedestal handwash basin, panel bath, separate shower enclosure with thermostatic shower unit, ceramic tiling to splash prone areas, ceiling light point, extractor fan, single panel radiator, obscure UPVC double glazed window to the front aspect.



OUTSIDE
Allocated parking space to the front of the property.

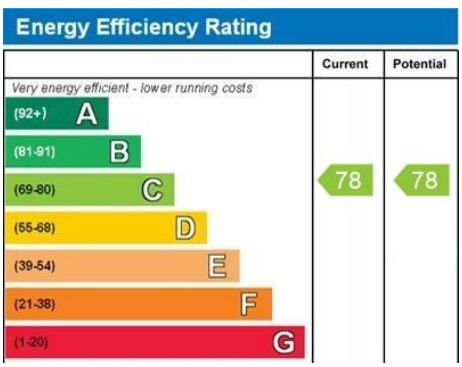
TENURE
We have been advised the property is Leasehold with 80 years left unexpired. This is subject to verification by your Solicitor.

SERVICE CHARGE
We have been advised that the Service Charge is £1247.88 per annum This is subject to verification by your Solicitor.



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