



H&S

**Horton  
& Storey**

WHARF LANE, SOLIHULL,  
£189,950



H&S



**LOCAL AREA**

The property is located in a very popular development in Solihull. It is close to all transport links such as buses, trains, Birmingham International Airport and the M42. It is also has local shops near by and a short distance to Solihull Town Centre.

**APPROACH**

Via a communal hallway that leads to the front door.

**HALLWAY**

With a built in storage cupboard, central heating radiator and doors leading to:-

**LOUNGE/DINER 13' 10" x 16' 11" (4.22m x 5.17m)**

This is a large and bright room perfect for entertaining. It has double glazed French doors opening onto a Juliette balcony overlooking the communal garden, a double glazed window, central heating radiator and two ceiling light points.

**KITCHEN 9' 7" x 12' 1" (2.94m x 3.70m)**

A modern fitted kitchen comprising of a range of wall and floor base units, inset stainless steel sink with side drainer, integrated gas hob with extractor over, integrated oven, integrated washing machine,



integrated dishwasher, integrated fridge/freezer and a double glazed window to the front elevation.

**MASTER BEDROOM** 8' 5" x 10' 4" (2.57 (min) m x 3.15m)

A double bedroom that benefits from a double glazed window to the rear elevation, fitted wardrobes, central heating radiator and a door leading to the en suite.

**ENSUITE**

Suite comprises of a double walk in shower cubicle with electric shower, pedestal wash basin, low flush wc, vinyl floor, central heating radiator, and extractor fan.



**BEDROOM TWO** 9' 8" x 11' 1" (2.95m x 3.39m)

A large double bedroom with a double glazed window to the front elevation and a central heating radiator.

**BATHROOM**

Being recently part tiled, the suite comprises of a modern white suite, panelled bath with mixer tap and new shower over, pedestal wash basin, low flush wc, central heating radiator, and an extractor fan. There is an obscure double glazed window to the rear elevation.



**OUTSIDE**

**SECURE PARKING**

Secure parking with an allocated parking space designated for this apartment and spaces for visitors

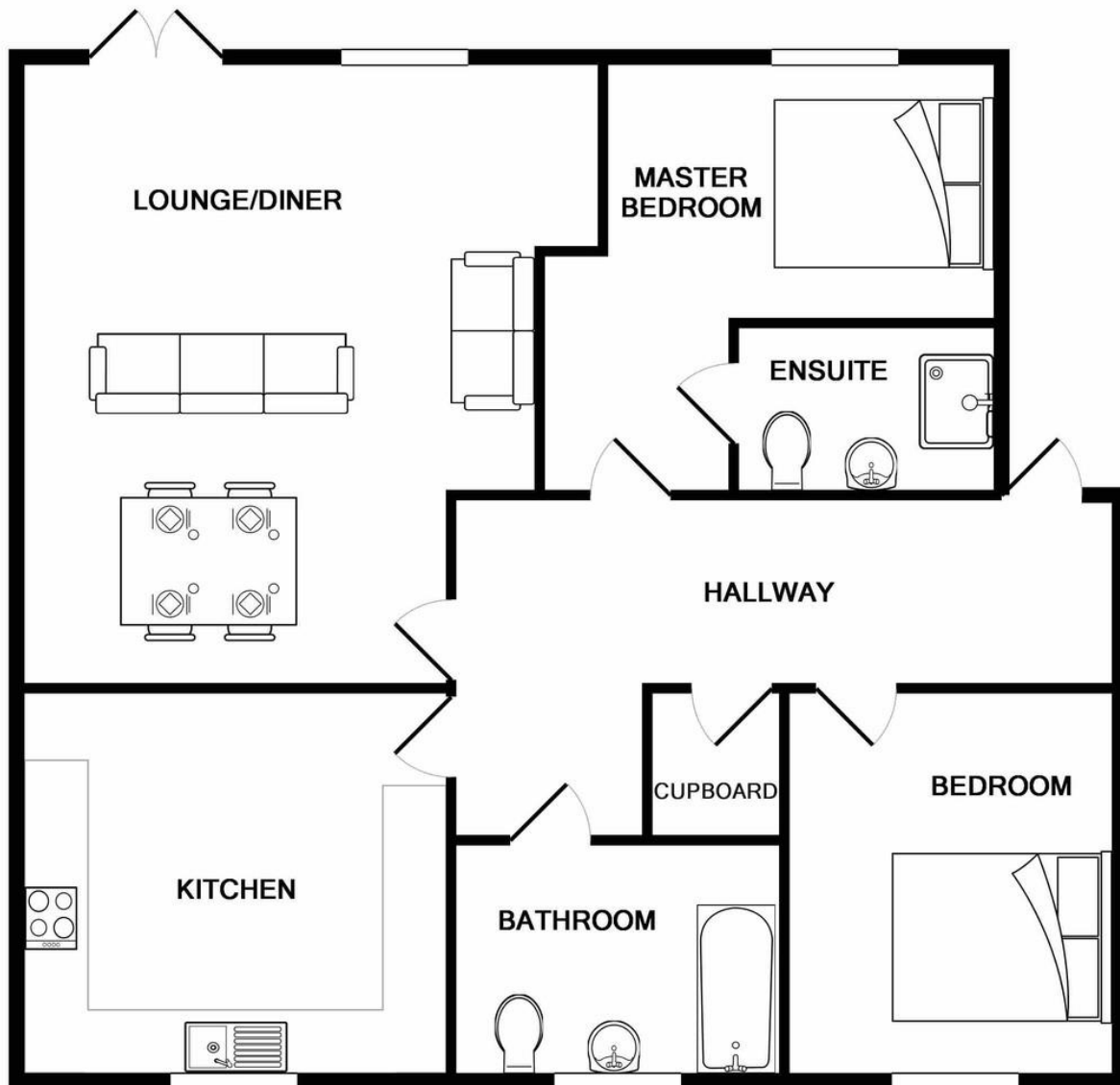
**TENURE**

Leasehold.

Length of lease remaining: Approximately 118 years remaining

Service Charge: £1080pa

Ground Rent: £250pa



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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