



£325,000 Offers In Region Of

Wharf Lane, Solihull, B91 2UN

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

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Step Inside

Key Features

- Three Bedroom Property
- Former Coach House
- Popular Location
- Close reach of Solihull Town Centre
- Living Room with Open Plan Kitchen
- Courtyard Garden
- Gas Central Heating
- Double Glazing
- Viewings Recommended
- No Upward Chain

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely presented three bedroom family residence in this lovely location in Solihull. Viewing highly recommended!

Main Particulars

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PROPERTY LOCATION

Solihull boasts an outstanding array of amenities, making it an attractive place to live. Notable among these is the renowned Touchwood Shopping Centre, offering a diverse range of shopping and dining experiences.

For those with active lifestyles, the Tudor Grange Swimming Pool/Leisure Centre is a popular choice, featuring a park and athletics track for fitness enthusiasts.

Families with school-age children will find an abundance of educational options, catering to all age groups. Solihull offers a mix of public and private schools for both boys and girls.

Commuters will appreciate the convenience of Solihull Station, which provides regular train services to Birmingham, located just 8 miles away, and London Marylebone.

Furthermore, the National Exhibition Centre (NEC), Birmingham International Airport, and Railway Station are all easily accessible within a 10 to 15-minute drive, enhancing the area's connectivity. The nearby M42 motorway ensures quick access to the wider motorway network, including the M1, M5, M6, and M40, facilitating efficient travel to various destinations."

If you are purchasing for investment purposes we feel you would achieve £1450 per calendar month

Full Details:

Black and Golds Estate Agents are delighted to offer this charming three-bedroom property, formerly a coach house, located on Wharf Lane, B91.

Upon entering, you are greeted by a welcoming living room with an open-plan fitted kitchen on the ground floor. The kitchen is equipped with a range of modern appliances and ample storage, perfect for everyday living and entertaining.

Stairs lead to the first floor, where you will find three bedrooms, each offering comfortable living spaces. One of the bedrooms features a fitted wardrobe, providing convenient storage solutions. The family bathroom is well-appointed with contemporary fixtures and fittings. This property also benefits from a boarded loft space with access via a drop down ladder.

Outside, the property boasts a small courtyard garden, offering a private and low-maintenance outdoor space, perfect for relaxing and enjoying the fresh air.

Situated in a desirable location, this property is close to local amenities, schools, and transport links, making it an excellent choice for families, professionals, or investors.

Contact Black and Golds Estate Agents today to arrange a viewing and discover the charm and potential of this unique coach house property on Wharf Lane.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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