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£147,000 Offers In Excess Of

Wharf Lane, Solihull, B91 2NG

Flat | 2 Bedrooms | 2 Bathrooms

0121 249 6207

**BLACK & GOLDS**  
REAL ESTATE

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# Step Inside

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## Key Features

- CHAIN FREE
- Convenient Popular Location
- Ideal for First Time Buyers
- Ideal Buy to Let
- First Floor Apartment
- Two Bedrooms
- Allocated Parking Space

## Property Description

BLACK AND GOLDS ESTATE AGENTS are proud to offer for sale this modern first floor two bedroom apartment located on the sought after Wharf Lane development. This property is perfect for buy to let investors and first time buyers. It is being sold with the benefit of being CHAIN FREE!

## Main Particulars

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Please refer to the floorplan for room measurements.

The property briefly comprises:

Entrance Hallway:

A carpeted hall way with secure intercom phone and large storage cupboard

Family Bathroom:

Vinyl floor with shower over bath, pedestal WC and hand wash basin. The bathroom includes extractor fan and heated towel rail,

Through Lounge:

A Large open plan room with laminate wooden floor, radiator and double glazed window.

Kitchen:

A modern fully fitted kitchen with sink and drainer, electric hob and oven, extractor fan, and plumbing for white goods

Master Bedroom and En-Suite:

A double room with carpeted floor, double glazed window and radiator. The master bedroom benefits from an en suite shower room with WC hand wash basin and Shower cubicle.

Bedroom Two:

A good sized second bedroom with carpeted floor, radiator and double glazed window.

The property also benefits from having secure covered parking with one allocated parking space and multiple visitor parking spaces.

Tenure:

We are advised that this property is leasehold, with approximately 112 years remaining, but recommend that interested parties verify this information.

Service charge: £1551 per annum

Ground Rent: £250.00 per annum

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.

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Telephone: 0121 249 6207

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