

FOR SALE



Brook House, Wharf Lane, Solihull

2 Bedrooms, 2 Bathroom, Flat

£170,000



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- Ideal First Purchase/Buy to Let opportunity
- Master Bedroom with En Suite Shower Room
- Lounge with Juliette Balcony
- Fitted Kitchen with Appliances



OVERVIEW Being an ideal first time buy/buy to let investment this second floor two bedroom flat is being sold with No Upward Chain. Being gas centrally heated and double glazed the accommodation includes hall, lounge/dining room, modern fitted kitchen, master bedroom with en suite shower room, second double bedroom and family bathroom.

GROUND FLOOR

COMMUNAL ENTRANCE HALL with security entryphone system and stairs to the upper floors.

SECOND FLOOR

HALLWAY

LOUNGE/DINING ROOM 14' 0" x 11' 4" (4.28m x 3.46m)

MODERN KITCHEN 8' 0" x 8' 0" (2.44m x 2.44m)

MASTER BEDROOM 12' 3" x 9' 0" (3.75m x 2.75m)

EN SUITE SHOWER


BEDROOM TWO 12' 0" x 5' 9" (3.68m x 1.77m)

BATHROOM

OUTSIDE The flat has the benefit of an allocated parking space.

TENURE We are advised by the vendor that the property is LEASEHOLD having approximately 112 years unexpired. We have been informed that the annual service charge is £1406.14 and ground rent is £250.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.