

Wharf Lane
SOLIHULL

burchell edwards

Wharf Lane
SOLIHULL B91 2UN

for sale
£390,000







Property Description

Situated within close proximity to Solihull Town Centre, this well-presented and deceptively spacious three-bedroom, three-storey townhouse offers versatile family accommodation, a garage, and an abundance of storage throughout.

The property is approached via a welcoming entrance hallway with access to a convenient downstairs cloakroom/W.C. and useful built-in storage.
To the front of the property is a modern fitted kitchen and to the rear is a generous lounge/dining area, providing the perfect space for both everyday family life and entertaining guests, with access to the rear garden.

The first floor offers two well-proportioned bedrooms and a family bathroom, while the second floor is dedicated to the impressive principal bedroom suite, creating a private sanctuary complete with an en-suite shower room and additional storage facilities.

One of the standout features of this home is the abundance of storage available across all three floors, ensuring practicality and convenience for modern family living. Further benefiting from a garage, the property provides additional storage or secure parking options.

Conveniently positioned near Solihull Town Centre, the property enjoys easy access to an excellent range of shopping facilities, restaurants, cafes, highly regarded schools, and transport links, making it ideal for commuters and families alike.

Entrance Hall

Ceiling light, wall sockets, radiator

Kitchen

11' x 6' 6" (3.35m x 1.98m)

Double glazing to front, wall and base units, oven, hob, integrated appliances

Living/Dining Room

16' 1" x 13' 7" (4.90m x 4.14m)
French doors leading to rear garden, ceiling lights, wall sockets, radiator

Bedroom Two

13' 7" x 11' (4.14m x 3.35m)
Double glazing to rear, ceiling light, wall sockets, radiator

Bathroom

7' 2" x 6' 5" (2.18m x 1.96m)
Bath with shower, w.c, wash hand basin, storage

Bedroom Three

.13' 7" x 8' 6" (4.14m x 2.59m)
Double glazing to front, ceiling light, wall sockets, radiator

Bedroom One

15' 9" x 13' 6" (4.80m x 4.11m)
Velux window, ceiling light, wall sockets, radiator

En-Suite

Shower, w.c, wash hand basin







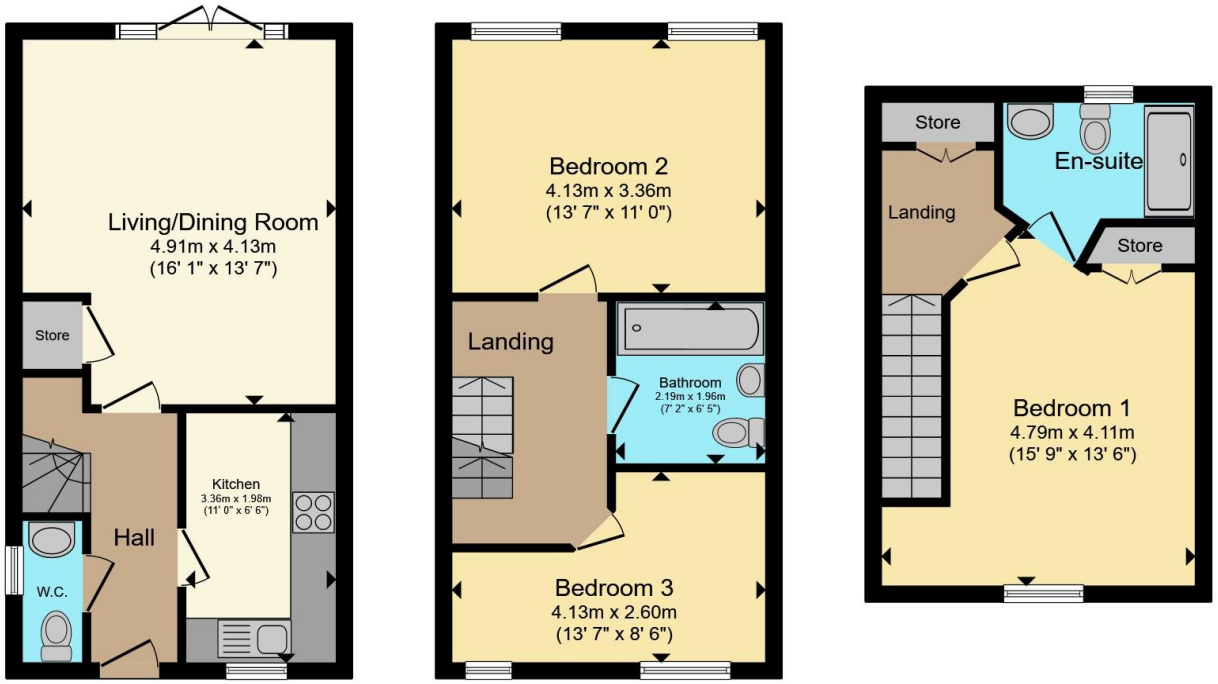












Ground Floor **First Floor** **Second Floor**

Total floor area 95.9 m² (1,033 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

burchell edwards

To view this property please contact Burchell Edwards on

T 0121 705 7551
E solihull@burchelledwards.co.uk

29 High Street
SOLIHULL B91 3SN

EPC Rating: C

Tenure: Freehold

check out more properties at burchelledwards.co.uk

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.