



43 AVERY COURT, WHARF LANE, SOLIHULL, B91 2NG  
PURCHASE PRICE £179,950





## PROPERTY OVERVIEW

Situated on the popular Wharf Lane Estate, a fantastic opportunity to purchase this impressive individual top floor apartment which must be viewed internally to be appreciated. This apartment has been immaculately maintained and decorated, benefits from gas central heating, UPVC double glazing and has the added attraction of an en suite shower room. This apartment is within easy walking distance of local shops, schools and public transport, Solihull town centre and has easy access to the M42 motorway, Birmingham International airport and railway station. The accommodation briefly comprises of:- communal entrance hall, reception hall, entrance hall, superb lounge/dining room, fitted kitchen, two double bedrooms, en suite shower room, family bathroom and secure gated parking. In more detail the property affords:-

## ACCOMMODATION ON THE THIRD FLOOR

Approached via the communal entrance hall with security door and staircase.

## APARTMENT NO 43

With front door giving access through to:-

## SPACIOUS RECEPTION HALL

With laminated timber floor, double central heating radiator, UPVC double glazed window and door leading to:-

## ENTRANCE HALL

With useful storage cupboard, central heating radiator, UPVC double glazed window, further storage cupboard and leading to:-

## LOUNGE/DINING ROOM

21' 7" x 11' 1" (6.58m x 3.38m) Having a laminated timber floor, double opening French doors with a Juliette balcony, central heating radiator, TV point, power points, further central heating radiator and two ceiling light points.



### FITTED KITCHEN

10' 2" x 6' 2" (3.10m x 1.88m) Having an inset stainless steel sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, built in four ring gas hob with extractor hood over and oven beneath, plumbing for a washing machine and dishwasher, further space for a fridge/freezer, ceramic tiled floor, extractor fan and ceiling light point.

### MASTER BEDROOM

13' 2" x 8' 10" (4.02m x 2.70m) UPVC double glazed window, central heating radiator, TV point and power points.

### EN SUITE SHOWER ROOM

Having a double walk in shower cubicle with electric shower, pedestal wash basin, low flush wc, ceramic tiled floor, central heating radiator, mirrored medicine cabinet and extractor fan.

### BEDROOM TWO

12' 3" x 11' 5" (3.74m x 3.50m) (max) Laminated timber floor, UPVC double glazed window, double central heating radiator, storage cupboard housing the gas central heating boiler and power points.

### BATHROOM

Being part tiled comprising of a modern white suite, panelled bath with mixer tap and shower attachment, pedestal wash basin, low flush wc, central heating radiator, large mirrored medicine cabinet and extractor fan.

### OUTSIDE

### SECURE PARKING

There is secure parking with one allocated parking space and ample visitors spaces.

### TENURE

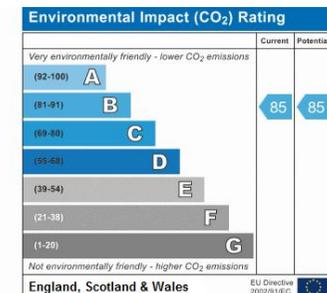
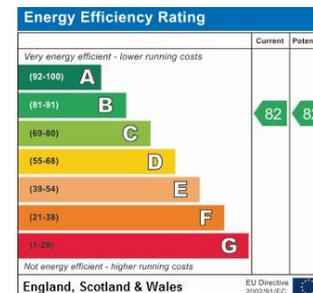
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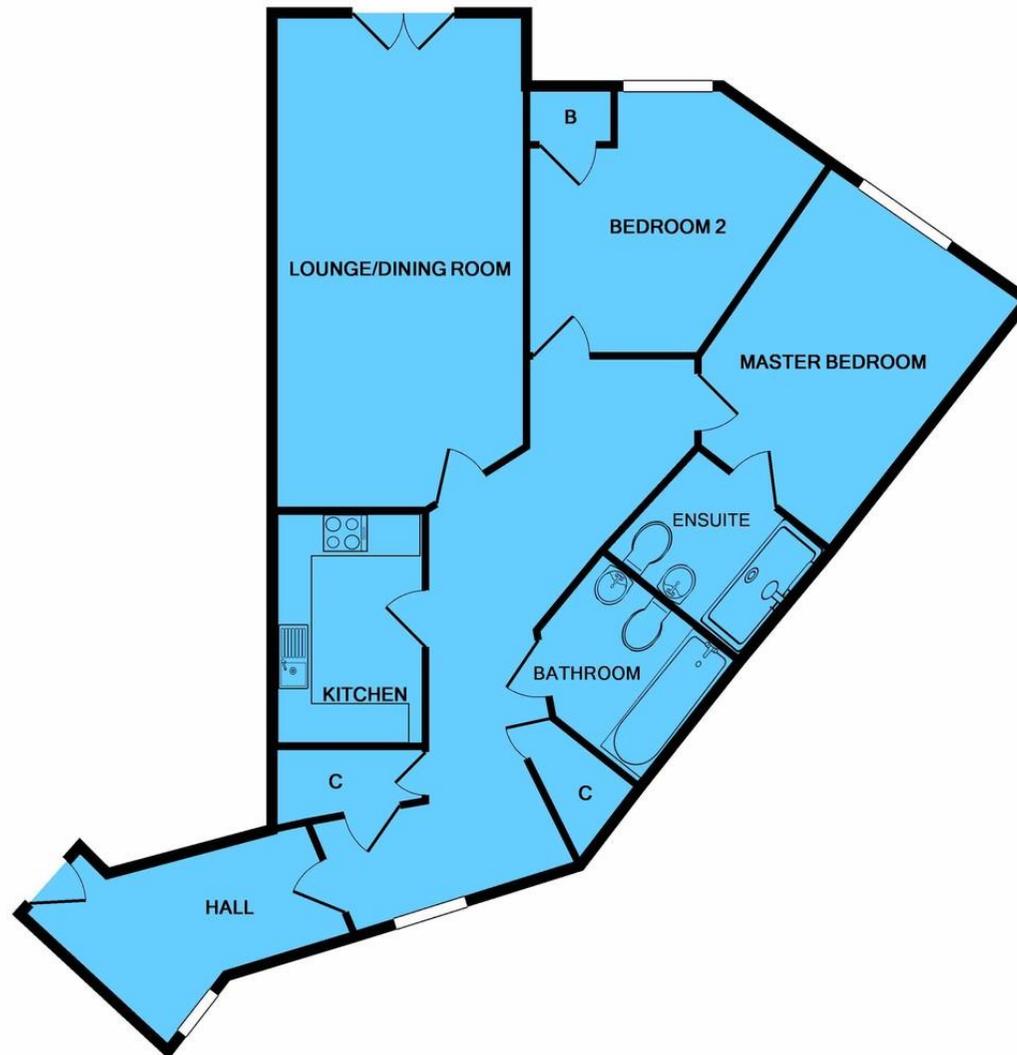
### VIEWING

Via Xact in Solihull on 0121 712 6222.

### COUNCIL TAX

Council Tax Band C





TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.7 SQ.M.)

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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