

AP MORGAN



Wharf Lane, Solihull
Guide Price £120,000

Features:

- Sought After Central Location
- Entrance Hall
- Kitchen (with modern appliances)
- Living and Dining Room (open plan)
- 2 Bedrooms (1 with fitted wardrobes and dressing table).
- Reserved parking
- Communal Garden
- Great Public Transport & Road Network Links

Description:

For Sale Via Modern Method Of Auction

This immaculately presented 2 bed roomed top floor apartment set on prestigious development offers picturesque views and access to well-maintained communal gardens, providing a tranquil and aesthetically pleasing environment.

It is impeccably presented, ensuring a clean, well-maintained, and inviting living space.

The property offers picturesque views and access to well-maintained communal gardens, providing a tranquil and aesthetically pleasing environment.

It is served by a passenger lift ensuring convenience and effortless accessibility.

The property is walking distance to Solihull Town Centre is a significant advantage, providing residents with access to a wide range of services, including shopping, dining, entertainment, and other amenities.

The inclusion of a reserved parking space adds a practical and valuable amenity, ensuring convenient parking.



This Property is being sold by AP Morgan Modern Method Auction.

Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,000 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Team.

This method of auction requires both parties to complete the transaction within 56 days of the fee being paid and reservation form completed and returned.

Details:
Hallway

Living Room 17'7" x 12'5" (5.36m x 3.78m) Both Max

Kitchen 12'4" x 7'1" (3.76m x 2.16m) Both Max

Master Bedroom 12'4" x 11'3" (3.76m x 3.43m) Both Max

Bedroom 2 8'7" x 8'4" (2.62m x 2.54m)

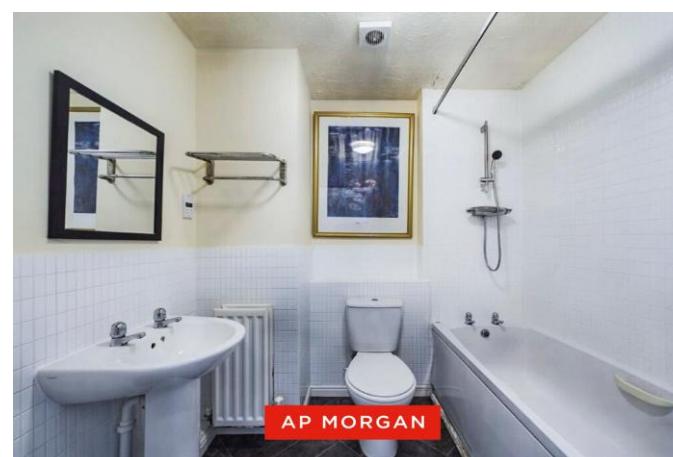
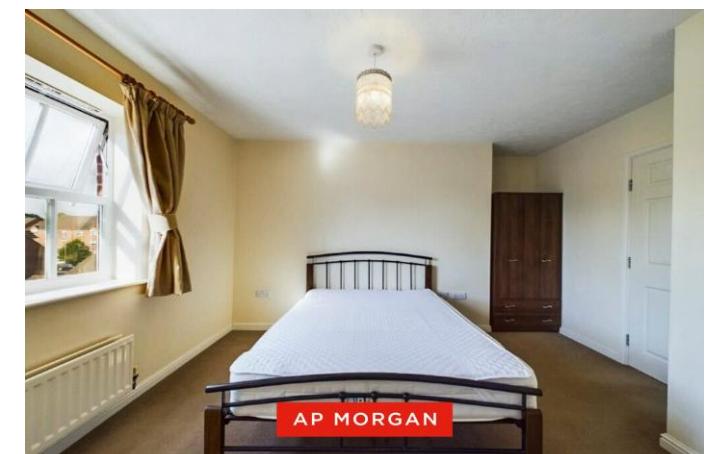
Bathroom 7'7" x 5'7" (2.3m x 1.7m) Both Max

EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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Identify Checks
Estates Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property. You would like to buy a

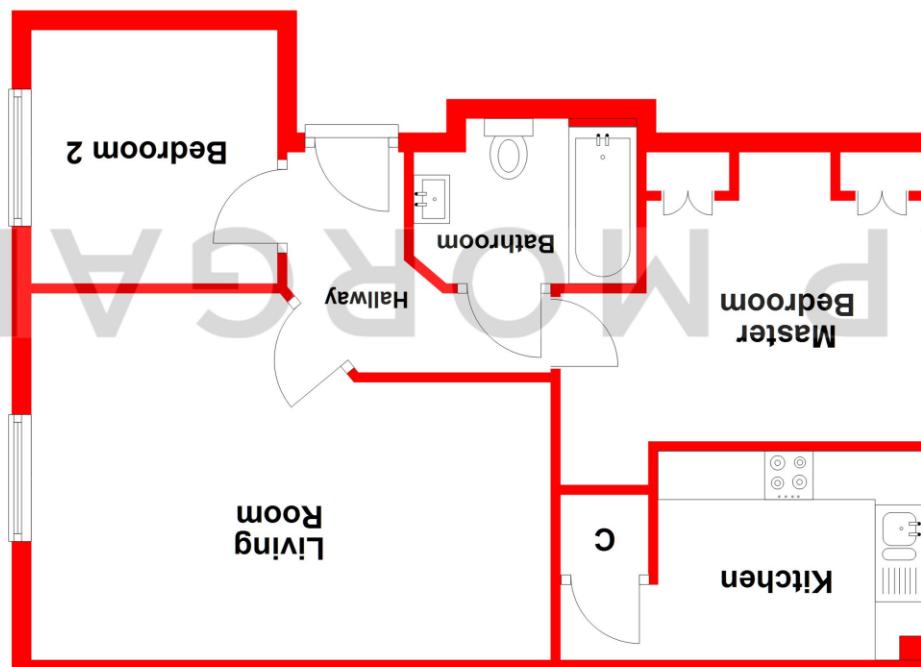
on cost and very reliable. Just ask for a quote.

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before视窗, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

We recommend Wisers Mortgagel Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgagel offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wisermortgageladvice.co.uk

How can we help you?



Ground Floor