



melvyn  
**Danes**  
ESTATE AGENTS



Wharf Lane

Solihull

Asking Price £170,000

## Description

Wharf Lane is sited just off Cornyx Lane which in turn joins Lode Lane via Moat Lane giving direct access to the town centre of Solihull and along which regular bus services operate to the town centre of Solihull. Travelling away from Solihull along Lode Lane one will come to Hobs Moat Road where one will find a crescent of shops together with Solihull Ice Rink and a choice of restaurants and takeaway outlets.

Hobs Moat Road leads out to the A45 Coventry Road at the Wheatsheaf which will take you to the city centre of Birmingham or in the opposite direction to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Solihull has a thriving business community and boasts its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

33 Wharf Lane is a second floor two double bed roomed apartment that offers bright accommodation with the benefit of allocated parking.

Upon entering the property you are greeted by a bright hallway that allows access to the living/dining room, two bedrooms and the family bathroom. The living dining room is a great size with large bay window and an open arch into the fitted kitchen offering a range of integrated appliances with space and plumbing for washing machine.

The principle bedroom is a generous size with two built in wardrobes and dressing table whilst the second bedroom a an ideal double room with views over open space. The bathroom is a neutral suite with bath and shower over.

Parking is accessed via an open arch from the road side and offers one allocated space with ample guest parking spaces. Offering a manageable service charge that will be paid up until July this is an ideal investment or home for a would be buyer.



**Accommodation**

**Entrance Hall**

**Living/Dining Room**

19'5" x 12'1" max (5.926 x 3.698 max)

**Kitchen**

12'5" x 7'3" (3.800 x 2.230)

**Bedroom One**

11'6" x 12'9" (3.509 x 3.889)

**Bedroom Two**

8'05" x 8'03" (2.57m x 2.51m)

**Bathroom**

**Allocated Parking**



TENURE: We are advised that the property is Leasehold

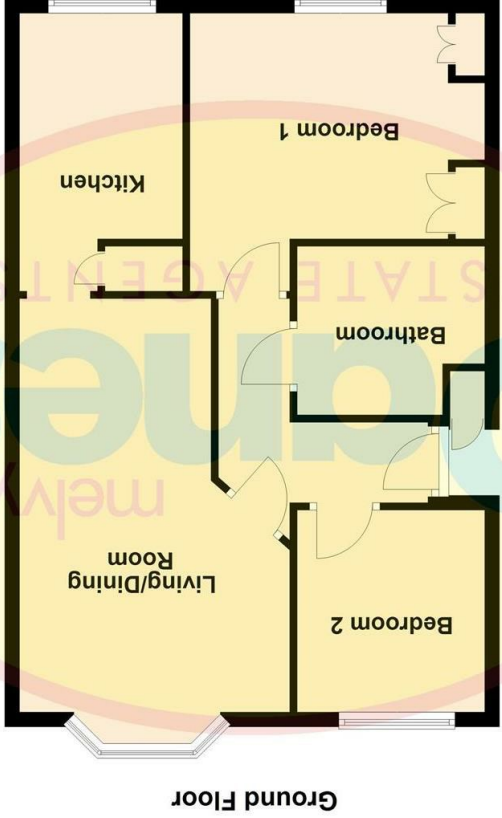
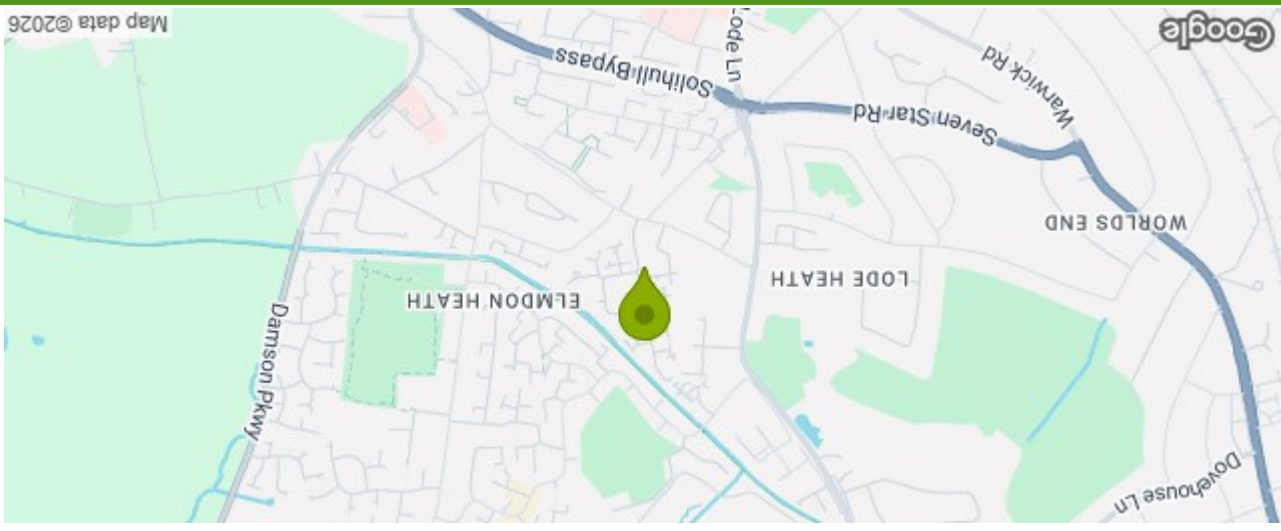
**BROADBAND:** We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 06/01/2026. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 06/01/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**VIEWING:** By appointment only with the office on the number below 0121 711 1712

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**Money Laundering Regulations:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.



33 Wharf Lane Solihull B91 2LF  
Council Tax Band: C

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	
Not energy efficient - higher running costs	
EU Directive	2002/91/EC

Current: 79  
Potential: 80

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.