



60 Wagon Lane
Solihull, B92 7PN

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

Discover this three-bedroom semi-detached family home in Solihull, featuring spacious interiors, a delightful garden, and ample driveway parking.

- A traditional three-bedroom semi-detached house, ideal for family living.
- An open and spacious kitchen diner perfect for hosting guests and entertaining.
- A downstairs cloakroom provides added convenience.
- Lush, mature garden with privacy and charm.
- Benefit from a large private driveway with integrated garage for secure parking.
- Conveniently located near schools, amenities, and excellent transport links.

860 sq ft (80sq m) (To be confirmed)





The kitchen

The kitchen is spacious and fitted with essential appliances, including a double oven and dishwasher. A window overlooks the garden, and a breakfast bar provides additional seating, making this space practical for daily use and family gatherings.





The dining room

Adjacent to the open kitchen, the dining room provides space for family meals or hosting guests, comfortably accommodating a large dining table and chairs. It benefits from an abundance of natural light, enhancing its welcoming atmosphere. A glass door leading to the conservatory creates a flow between indoors and outdoors.



The living room

The living room is well-proportioned, featuring a large bay window that not only floods the space with natural light but also enhances the sense of openness. Ample floor space allows for an array of seating arrangements.





The conservatory

A redeeming feature of this home is the conservatory, offering a serene setting with panoramic views of the garden. Its extensive glazing ensures plenty of sunlight, making it an ideal spot for relaxation throughout the year.





The primary bedroom

The master bedroom is generously sized and includes a large bay window, ensuring the room is filled with natural light. This bedroom offers ample space for personalisation and storage solutions.





The second and third bedroom

The second bedroom, like the master, is well-sized and benefits from plenty of natural light, offering views of the property's garden. It serves perfectly as either a child's bedroom or guest room, with ample space for bedroom furniture.

The third bedroom, slightly smaller, is ideal for use as an office or nursery. It features a good amount of natural light and sufficient space for single bed and storage.





The bathroom

The family bathroom features a full-sized bath with overhead shower, a pedestal sink, and a frosted window for privacy and natural light. The tiling throughout adds to the room's functional design.



The garden

This generously sized garden offers a tranquil retreat, surrounded by mature trees and shrubbery that provide privacy and an abundance of green space. The garden's size and layout allow for potential landscaping projects or further customisation to create the perfect outdoor sanctuary for relaxation and enjoyment.

Location

Located on Wagon Lane in the desirable Solihull area, this property offers the perfect mix of tranquillity and convenience. Renowned local schools, including Tudor Grange Academy and Solihull School, are within easy reach, as well as Touchwood Shopping Centre for a variety of shops, restaurants, and entertainment.

For outdoor enthusiasts, Brueton Park is nearby, offering a great space for walks and leisure activities. Transport links are excellent, with Solihull Railway Station providing regular services to Birmingham and beyond. The M42 and M40 motorways are also easily accessible, making commuting and travel straightforward. This combination of top amenities, green spaces, and strong transport links makes Wagon Lane an ideal location for families and professionals alike.

Agent's note

While the photos were taken in 2023, the property now requires some TLC to bring it back to its best condition.

Services

The property benefits from mains electricity, water and gas.

Council Tax

The Council Tax banding for this property is **Band C**





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T. 01905 734734 E. hello@andrewgrant.com

andrewgrant.com