



smarthomes

**Wagon Lane**

Solihull

- A Well Presented Three Double Bedroom Family Home
- Fitted Kitchen/Diner & Large Conservatory
- Westerly Facing Rear Garden with Summerhouse/Studio
- Two Shower Rooms & Family Bathroom

**£350,000**

Current EPC Rating - D  
Current Council Tax Band - C





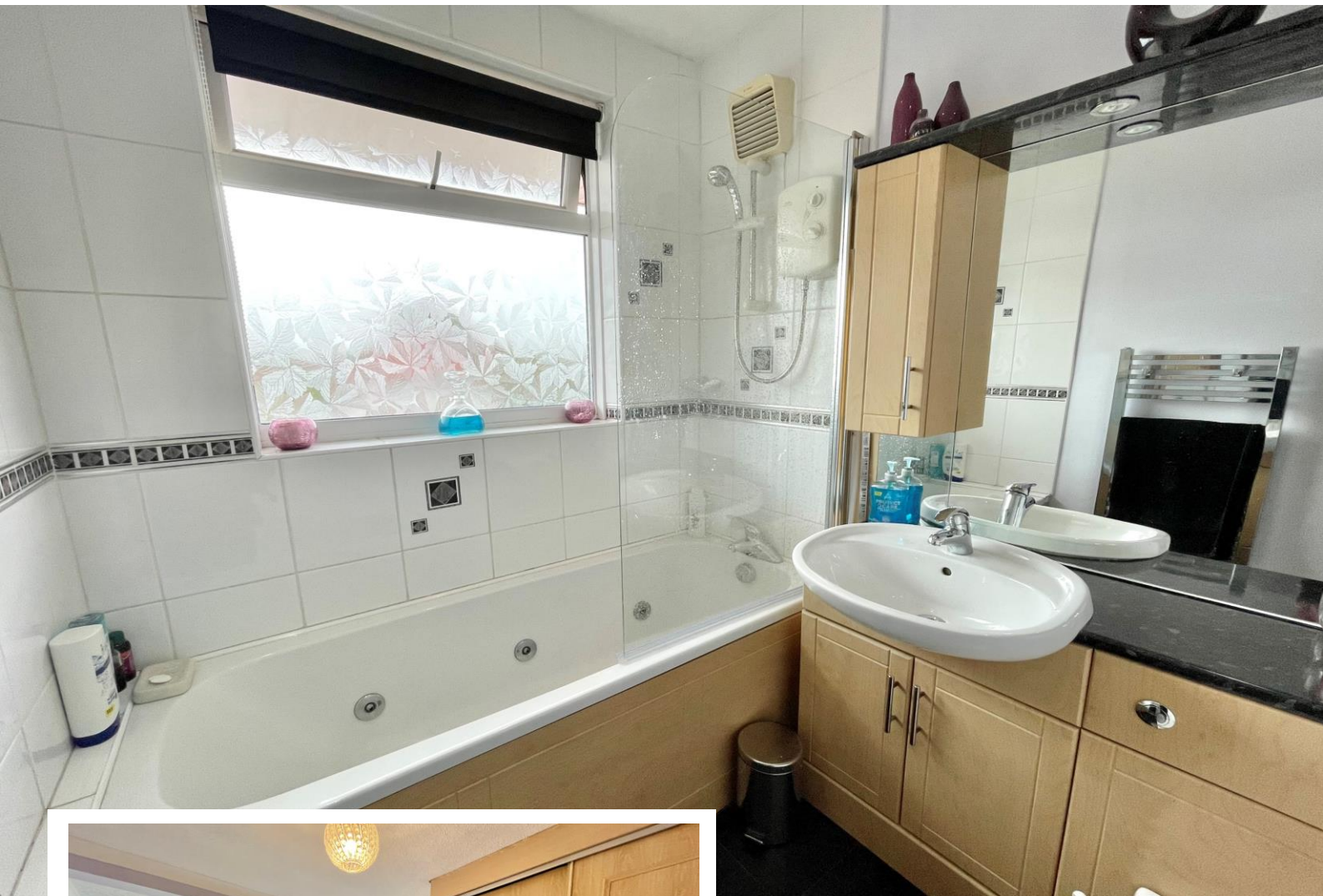


## Property Description

A well presented and substantially extended semi-detached family home situated in a most convenient location and offering accommodation comprising sitting room, open plan family room/dining kitchen, conservatory, ground floor shower room, three double bedrooms with fitted wardrobes, en-suite shower room, family bathroom, driveway parking and a Westerly facing rear garden with rear garage and summerhouse/studio

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.





## Rooms & Measurements

Sitting Room to Front 3.76m x 3.05m (12'4" x 10'0")

Family Room 4.88m x 3.81m (16'0" x 12'6")

Fitted Kitchen/Diner 4.78m x 3.12m (15'8" x 10'3")

Conservatory 4.62m x 2.82m (15'2" x 9'3")

Ground Floor Shower Room 3.15m x 0.99m (10'4" x 3'3")

Extended Bedroom One to Rear 6.3m x 2.9m (20'8" x 9'6")

En-Suite Shower Room 1.57m x 1.4m (5'2" x 4'7")

Bedroom Two to Front 3.86m x 2.34m (12'8" x 7'8")

Extended Bedroom Three to Side 3.96m x 1.85m (13'0" x 6'1")

Family Bathroom to Front 1.96m x 1.68m (6'5" x 5'6")

Summerhouse/Studio 4.11m x 3.84m (13'6" x 12'7")

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – C





Total area: approx. 124.8 sq. metres (1343.2 sq. feet)

316 Stratford Road  
 Shirley  
 Solihull  
 B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
 0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.