



Wagon Lane, Solihull





## Property Description

A traditional style, well presented three bedroom, semi-detached property situated in a much sought after location of Solihull. Accommodation comprises, entrance porch, entrance hallway, lounge, dining room, fitted kitchen, side passageway / utility, guest WC, three bedrooms and family bathroom. Property further benefits from gas central heating, off road parking, side garage and rear garden.

## Entrance Porch

Double glazed door and window to front elevation.

## Entrance Hallway

Double glazed window and door to front elevation, under stairs storage cupboard and central heating radiator.

## Lounge

14' 1" into bay x 10' 11" max ( 4.29m into bay x 3.33m max )  
Double glazed window and double doors to rear elevation, central heating radiator.

## Dining Room

15' 4" into bay x 10' 11" ( 4.67m into bay x 3.33m )  
Double glazed bay window to front elevation and central heating radiator.

## Kitchen

6' 10" x 8' 1" ( 2.08m x 2.46m )  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, cooker hood, space and plumbing for dishwasher, pantry and tiling to splash prone areas.

## Utility Room

13' 10" max x 6' 11" ( 4.22m max x 2.11m )  
Double glazed door to rear elevation, a range of wall and base storage units, space and plumbing for washing machine.

## W.C

W.C and tiling to splash prone areas.

## Landing

Double glazed window to side elevation and loft access with drop down ladders.

## Bedroom One

14' 9" into bay x 9' plus wardrobe ( 4.50m into bay x 2.74m plus wardrobe )

Double glazed bay window to front elevation, central heating radiator and fitted wardrobe.

## Bedroom Two

11' max x 14' 2" into bay ( 3.35m max x 4.32m into bay )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

8' 9" x 6' 11" ( 2.67m x 2.11m )

Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed windows to side and rear elevations, W.C, wash hand basin, shower cubicle with electric shower, bath, spotlights and extractor.

## Garage

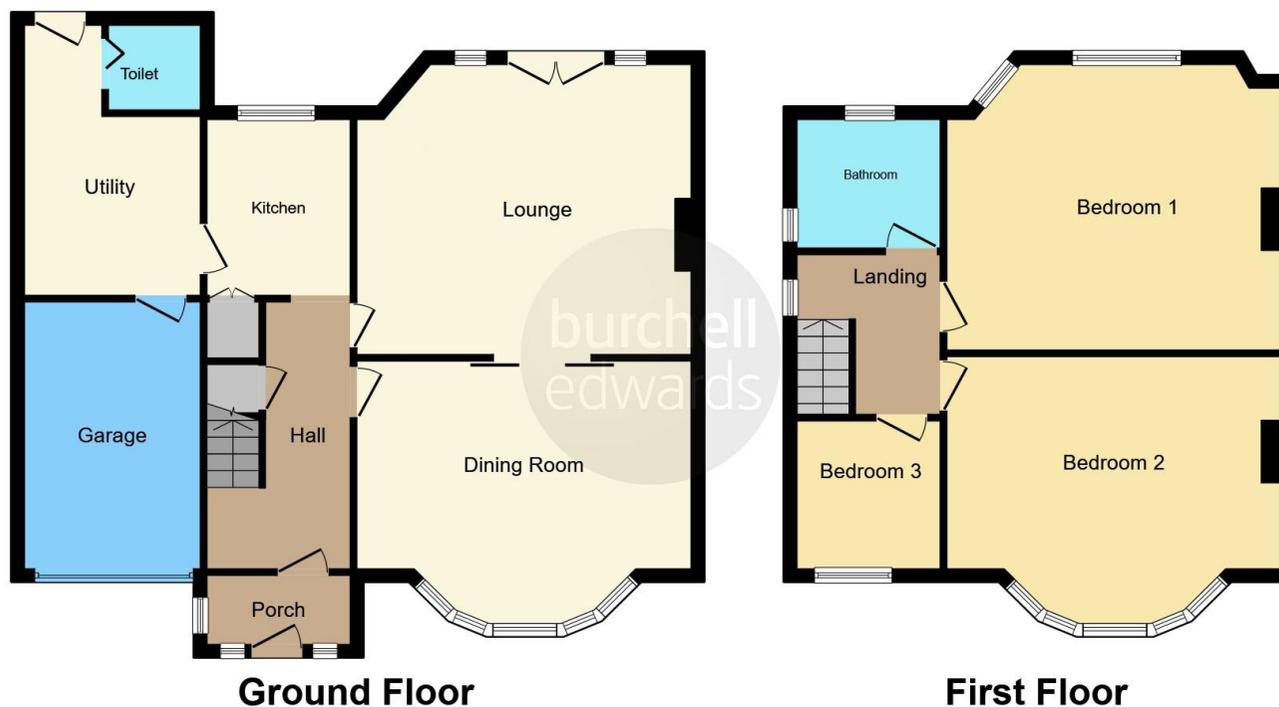
6' 10" x 15' 1" ( 2.08m x 4.60m )

Up and over door to front elevation, power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 742 1725**  
**E sheldon@burchelledwards.co.uk**

2208 Coventry Road Sheldon  
 BIRMINGHAM B26 3JH

**EPC Rating: D**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/SHL209732](http://burchelledwards.co.uk/Property/SHL209732)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SHL209732 - 0005