



Wagon Lane, Solihull

burchell
edwards



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, three bedrooms and family bathroom. Property further benefits from gas central heating, off road parking, side garage and rear garden. CALL NOW BEFORE ITS TOO LATE ON 0121 742 1725!!!

Entrance Hallway

Double glazed window to side elevation, central heating radiator and stairs to first floor accommodation.

Lounge

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

Dining Room

Double glazed sliding door to rear elevation and central heating radiator.

Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, space for appliances.

Conservatory

Double glazed surround and tiled flooring.



Landing

Double glazed window to side elevation, loft access with drop down ladders, cupboard housing central heating boiler.

Bedroom One

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

Bedroom Two

Double glazed window to rear elevation, central heating radiator and fitted wardrobes.

Bedroom Three

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

Bathroom

Double glazed windows to rear and side elevations, W.C, wash hand basin, shower, central heating radiator and fitted storage.

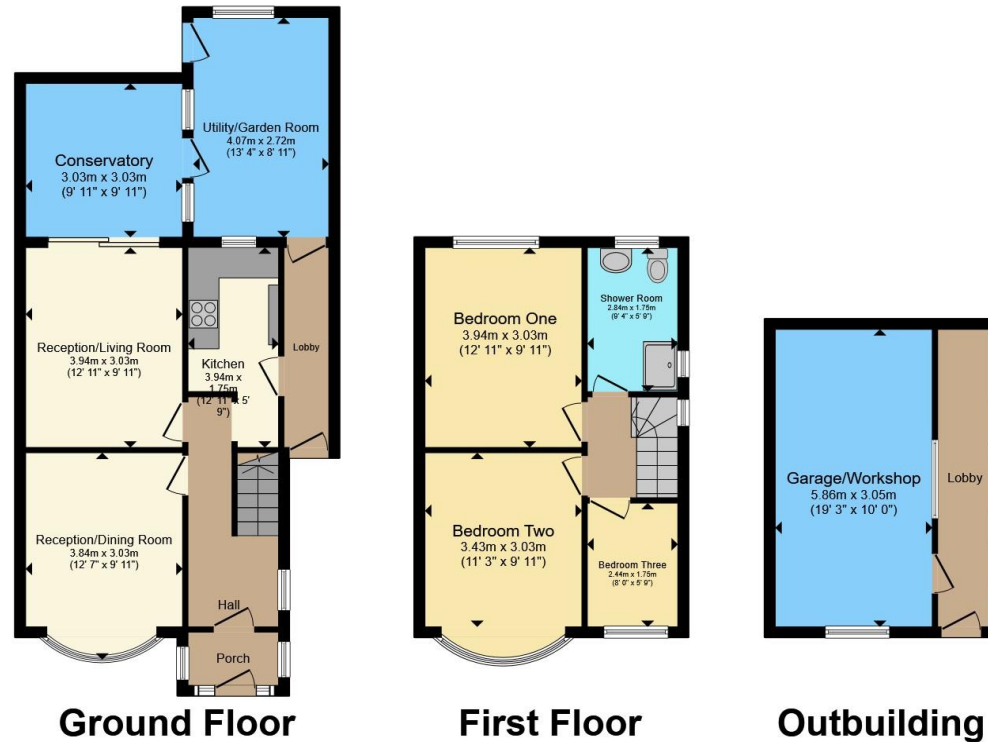
Rear Garden

Artificial lawn, fencing to boundaries, access to garage and rear access.









Total floor area 127.6 m² (1,374 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211308



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.

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