melvyn
Danes
ESTATE AGENTS
Wagon Lane
Solihull
Offers Around £350,000

Description

This detached three bedroomed bungalow is sited on Wagon Lane. Wagon Lane leads to both the A45 Coventry Road and the A41 Warwick Road, via Richmond Road in Olton. Along the A45 is a wide choice of shopping facilities and restaurants and regular bus services operate along here to the city centre of Birmingham.

Travelling away from Birmingham along the A45 one will come to the National Exhibition Centre, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway which forms the hub of the national motorway network.

The A41 Warwick Road gives access to Olton Railway Station which provides services to Birmingham and beyond and travelling towards Solihull one will come to the popular Dovehouse parade of shops serving everyday needs.

The property is accessed via a large paved drive way allowing parking for numerous vehicles and also has vehicular access to the rear garden, ideal for caravan or trailer parking.

The glazed porch doors leads to the inner door which allows access into the accommodation which comprises of entrance hall, large living room with glazed sliding doors onto the garden and feature fire place, fitted kitchen breakfast room with a range of integrated appliances and ample space for a table and access into a storage area and a side door into the garden. We have three bedrooms one of which is currently set up as a study the other as a dressing room. The principle bedroom benefits from a large bank of fitted wardrobes and is generous in size. The family bathroom is a good size and is set up as a four piece suite with separate shower. A good sized garage/workshop that has internal access and also allows access into the rear garden.

Outside we have a large rear garden mainly laid to lawn bordered by panelled fencing. There are a couple of sheds and gates allowing access from the front drive way into the rear garden.

Accommodation

Entrance Porch

Entrance Hall

Living Room
13'10" x 14'4" (4.22 x 4.37)

Kitchen Breakfast Room
13'10" x 11'5" (4.22 x 3.48)

Bedroom One
14'7" x 10'6" (4.46 x 3.22)

Bedroom Two
7'1" x 9'8" (2.16 x 2.95)

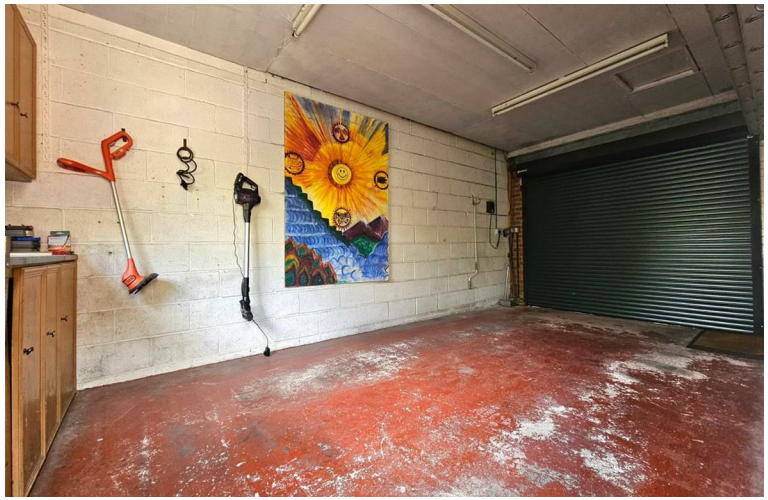
Bedroom Three/Study
9'4" x 8'10" (2.86 x 2.70)

Bathroom
9'4" x 9'6" (2.86 x 2.90)

Garage/Workshop
18'4" x 10'7" (5.60 x 3.24)

Private Rear Garden

Off Road Parking



TENURE: We are advised that the property is Freehold.

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 16/09/2025. 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 16/09/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

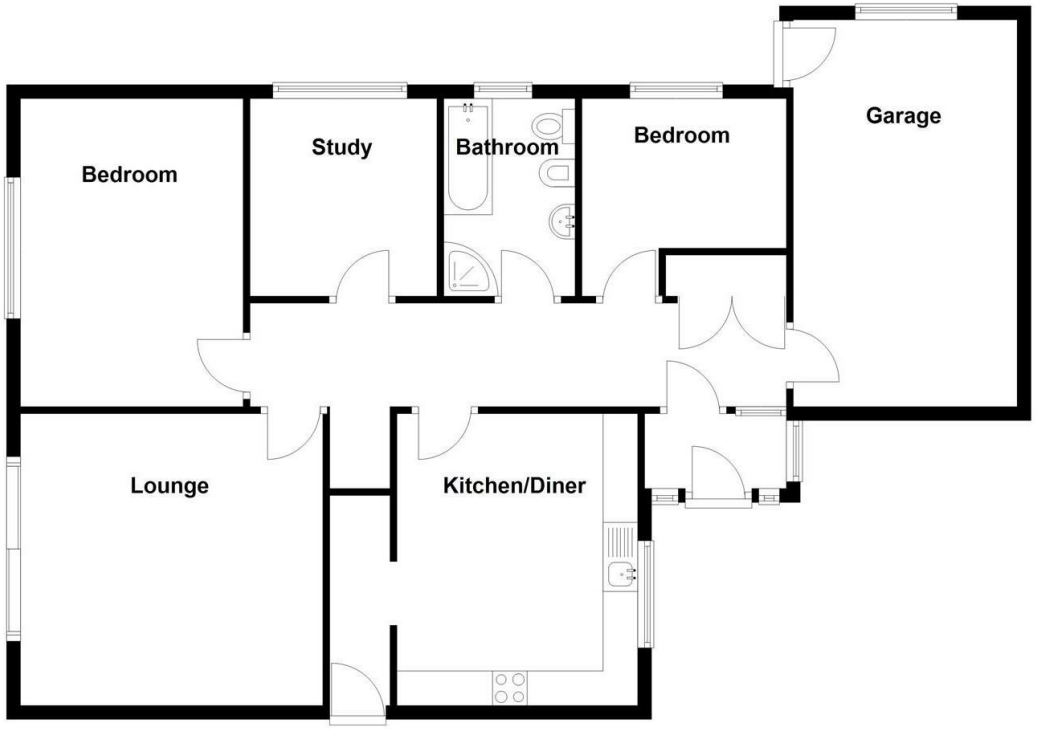
VIEWING: By appointment only with the office on the number below 0121 711 1712

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.

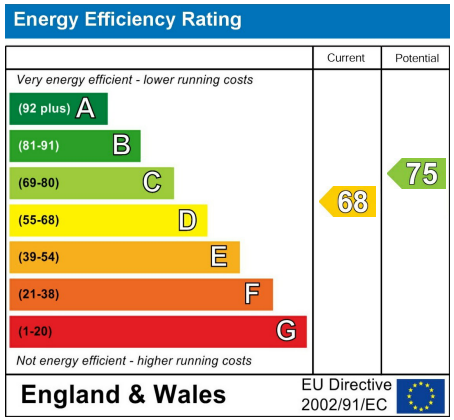
Ground Floor

Approx. 1173.3 sq. feet



Total area: approx. 1173.3 sq. feet

142 Wagon Lane Solihull Solihull B92 7PD
Council Tax Band: D



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.

Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk melvyndanes.co.uk