



Wagon Lane

Solihull

- A Heavily Extended & Well Presented Semi-Detached
- Three Double Bedrooms
- Open Plan Lounge Diner & Further Extended Reception Room/Bedroom Four
- Extended Kitchen
- Four Piece Family Bathroom With Separate W.C
- Ground Floor Wet Room
- No Upward Chain

£345,000

Current EPC Rating - D
Current Council Tax Band - D





Property Description

A heavily extended and well presented semi-detached family home benefiting from no upward chain, three double bedrooms, open plan lounge diner, further extended reception room/bedroom four with ground floor wet room, extended kitchen, four piece family bathroom with separate WC, private rear garden, garage and off-road parking

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

Entrance Hall

Through Lounge Diner to Front - 7.2m x 3.5m (23'7" x 11'5")

Extended Reception Room/Bedroom Four to Rear - 5.6m x 3.9m (max) (18'4" x 12'9")

Wet Room to Side - 2.5m x 1.9m (8'2" x 6'2")

Extended Kitchen to Side - 4.5m x 2.5m (14'9" x 8'2")

Bedroom One to Front - 4m (into bay) x 3m (13'1" x 9'10")

Bedroom Two to Rear - 4.5m x 3.3m (14'9" x 10'9")

Bedroom Three to Front - 3.2m x 2.9m (10'5" x 9'6")

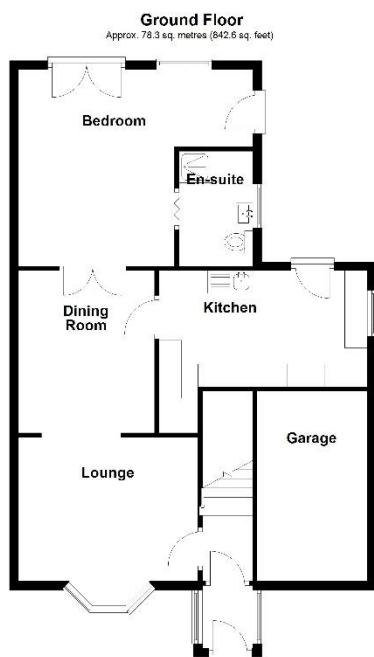
Separate WC

Four Piece Family Bathroom to Rear - 2.3m x 1.9m (7'6" x 6'2")

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 – D



Total area: approx. 131.7 sq. metres (1417.5 sq. feet)

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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 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.