



smarthomes

## Wagon Lane

Solihull

- A Well Presented Two Bedroom Family Home
- Re-Fitted Family Bathroom
- Westerly Facing Rear Garden
- Open Plan Fitted Kitchen & Conservatory

**£260,000**

Current EPC Rating - D  
Current Council Tax Band - C





## Property Description

A well presented semi-detached property situated in a most convenient location offering accommodation comprising an open plan lounge/dining room, open plan kitchen and conservatory, two bedrooms, re-fitted bathroom, driveway parking, Westerly facing rear garden and rear garage converted to "man cave"

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 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

Open Plan Lounge/Diner 6.4m x 3.78m max (21'0" x 12'5" max)

Open Plan Kitchen & Conservatory to Rear 5.08m x 2.31m max (16'8" x 7'7" max)

Bedroom One to Front 3.76m x 3.1m (12'4" x 10'2")

Bedroom Two to Rear 2.59m x 2.24m (8'6" x 7'4")

Re-Fitted Family Bathroom to Rear 1.7m x 1.6m (5'7" x 5'3")

### Tenure

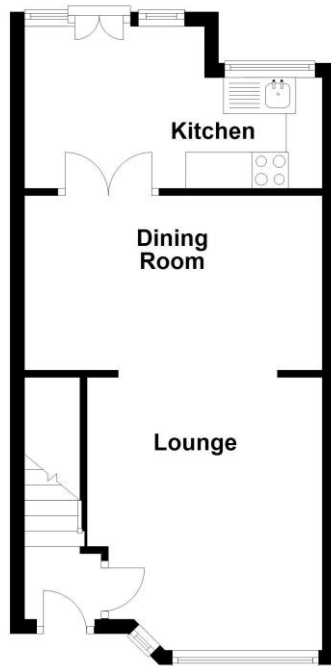
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

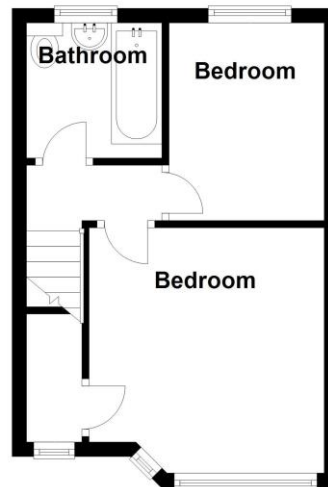
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**Ground Floor**



**First Floor**



Total area: approx. 60.0 sq. metres (645.7 sq. feet)

316 Stratford Road  
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Solihull  
B90 3DN

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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 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.