



Wagon Lane Solihull

- A Well Presented & Extended Three Bedroom Detached
- Situated On A Generous Corner Plot With Potential To Extend (STPP)
- Two Reception Rooms
- No Upward Chain

£380,000

Current EPC Rating TBC
Current Council Tax Band D





Property Description

A well presented and extended three bedroom detached property situated on a generous corner plot with potential to extend further (STPP) and offered for sale with no upward chain. The accommodation briefly affords two reception rooms, modern kitchen, utility, guest WC, shower room and separate WC, private rear garden, garage and off-road parking, UPVC double glazing and gas central heating

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

Spacious Lounge Diner to Front - 7.5m x 3.7m (24'7" x 12'1")

Second Reception Room to Rear - 3m x 2.9m (9'10" x 9'6")

Kitchen to Rear - 3.4m x 2.8m (11'1" x 9'2")

Guest WC

Utility Room to Rear - 3.1m x 1.3m (10'2" x 4'3")

Garage - 4.7m x 2.5m (15'5" x 8'2")

Bedroom One to Front - 4m x 3.8m (13'1" x 12'5")

Bedroom Two to Rear - 3.8m x 3.5m (12'5" x 11'5")

Bedroom Three to Front - 2.6m x 1.9m (8'6" x 6'2")

Separate WC

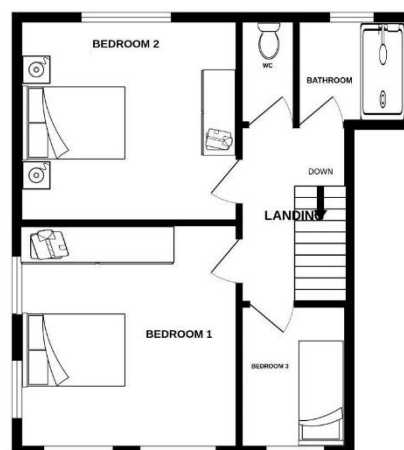
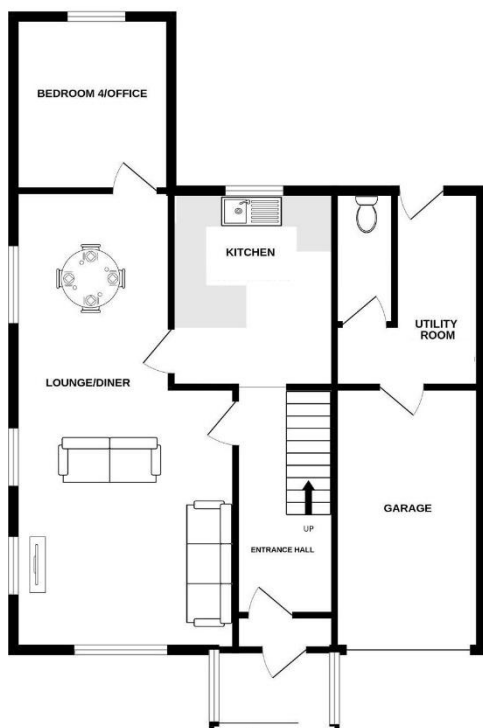
Shower Room to Rear - 2.1m x 1.6m (6'10" x 5'2")

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



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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.