

smarthomes

Wagon Lane

Solihull

- A Well Presented Two Bedroom Mews Property
- En-Suite Shower Room & Family Bathroom
- No Upward Chain
- Breakfast Kitchen with Integrated Appliances

£265,000

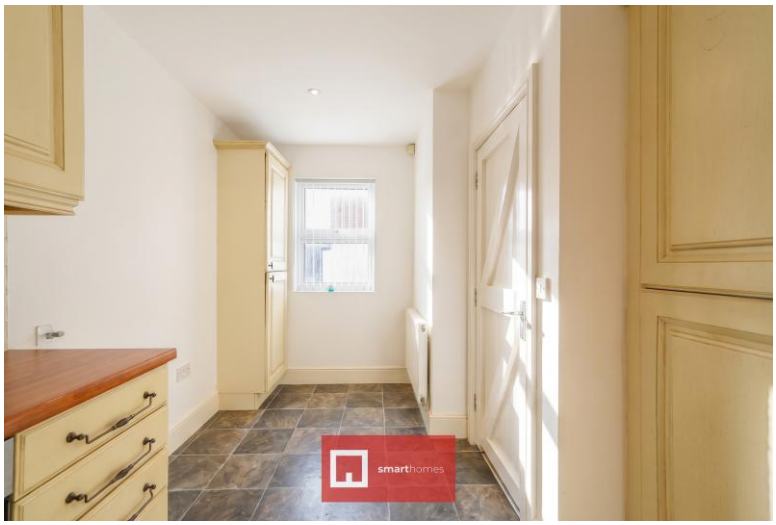
Current EPC Rating - C

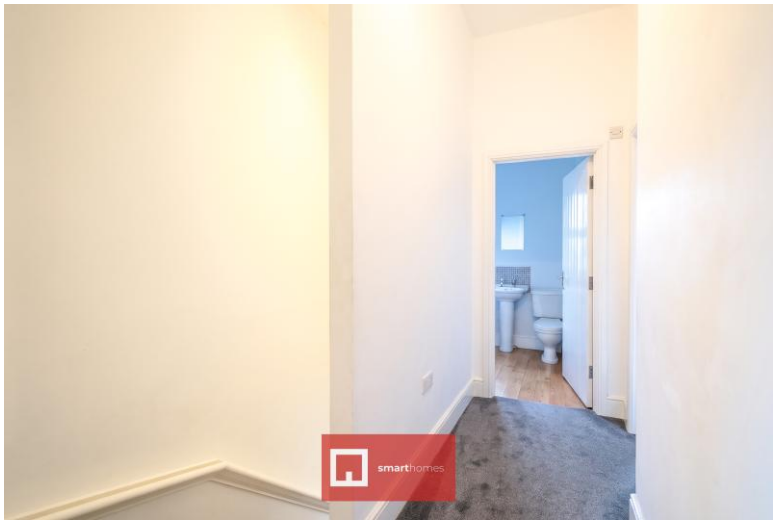
Current Council Tax Band - C







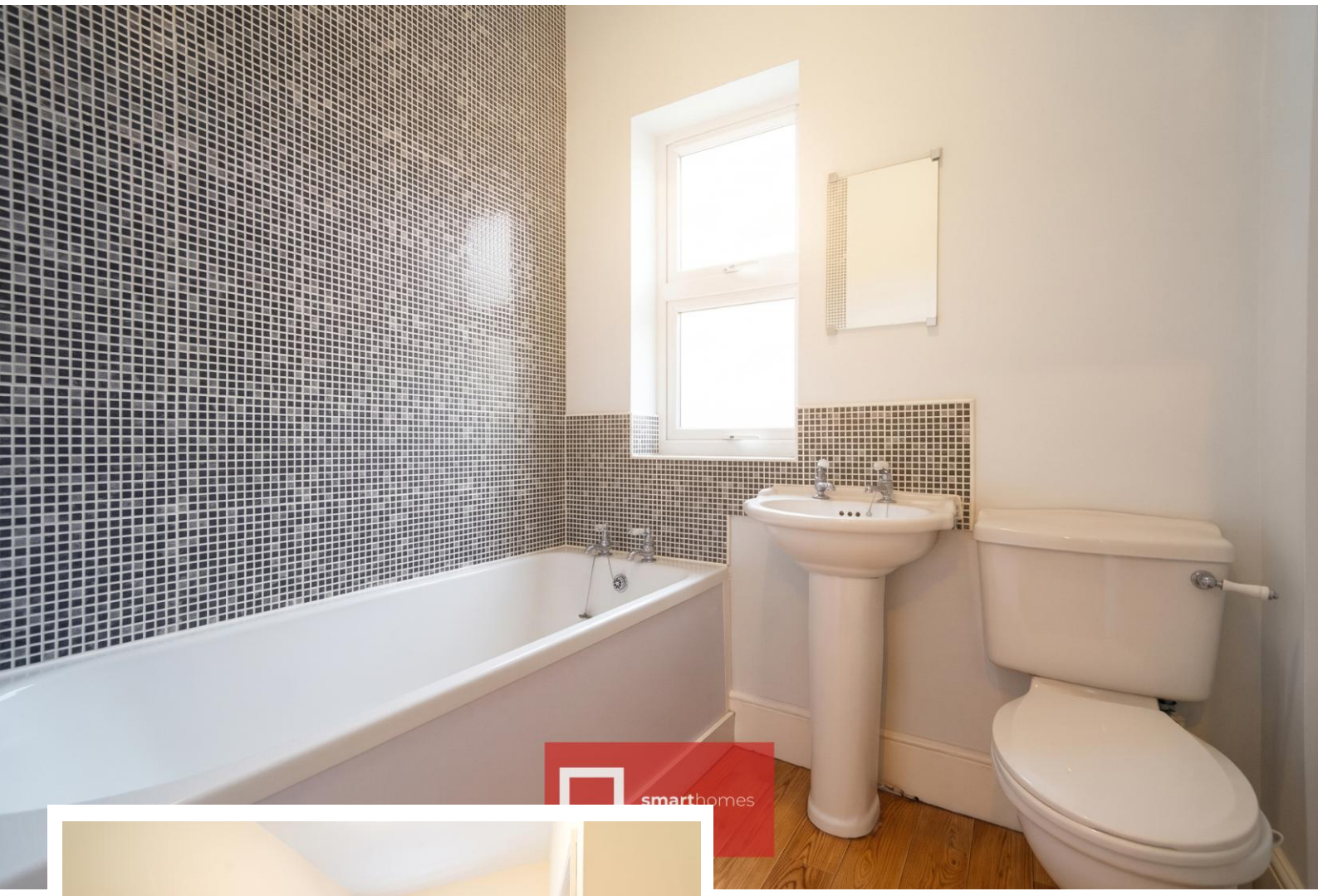




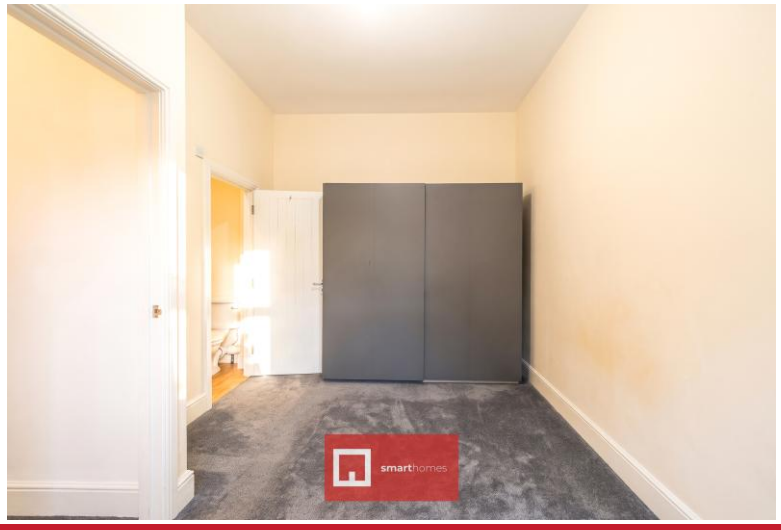
Property Description

A very well presented cottage style mews property situated in a most convenient location and benefiting from no upward chain. Offering accommodation comprising a spacious lounge, breakfast kitchen with integrated appliances, guest W.C, two double bedrooms, en-suite shower room, family bathroom and two allocated parking spaces

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

Spacious Lounge to Front 4.44m x 3.38m (14'7" x 11'1")

Breakfast Kitchen to Side 4.47m x 2.87m (14'8" x 9'5")

Bedroom One to Side 4.55m x 2.9m max (14'11" x 9'6" max)

En-Suite Shower Room

Bedroom Two to Front 3m x 2.18m (9'10" x 7'2")

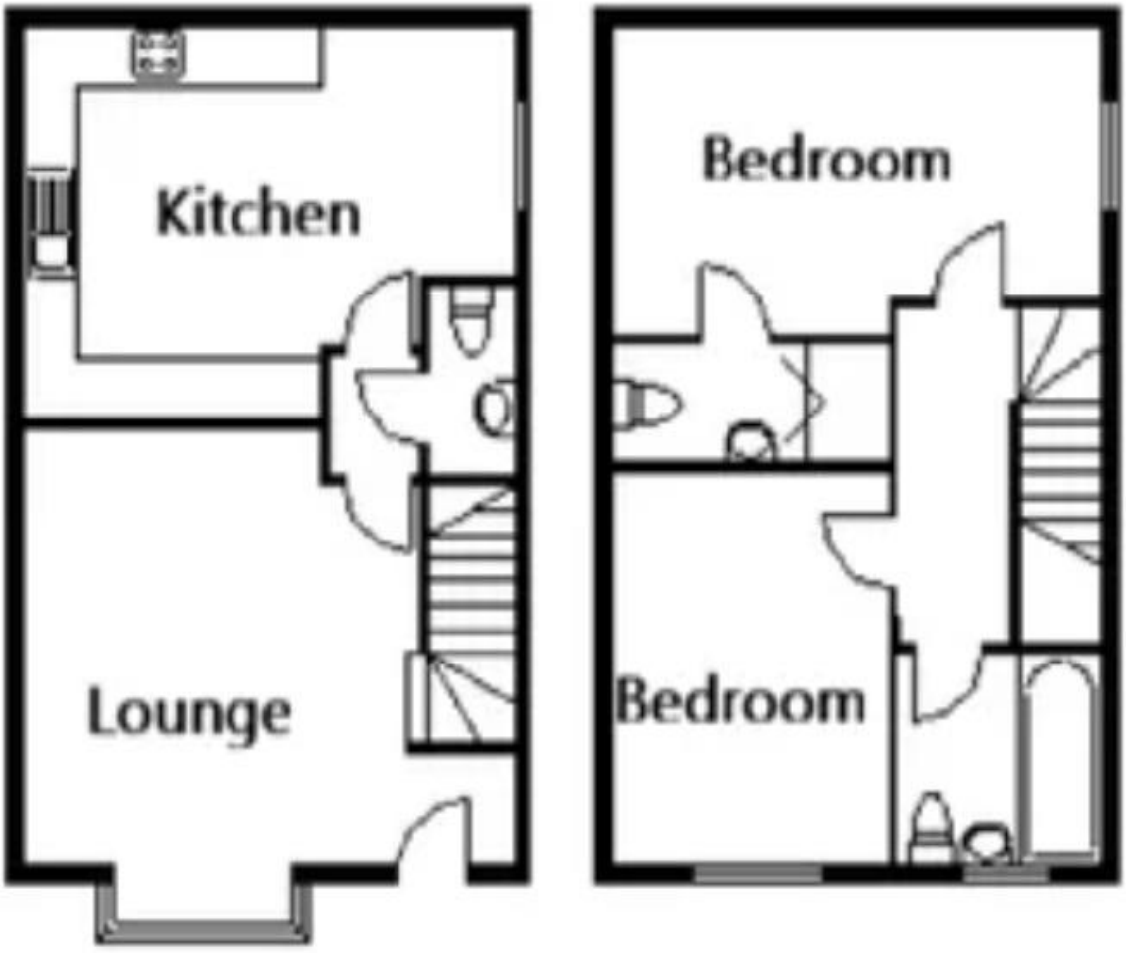
Family Bathroom to Front 2.18m x 1.73m (7'2" x 5'8")

Agents Note – Digital Furnishing
This property has been digitally furnished with the assistance of AI technology. We would advise to carefully check the marketing photos at your viewing appointment to ensure that you are happy that the fabric of the property is accurately reflected.

Tenure
We are advised by the vendor that the property is freehold with a monthly service charge of £35 for maintenance of the parking area. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – C







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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.