



smarthomes

Wagon Lane

Solihull, B92 7PA

- A Beautifully Presented & Extended Semi-Detached Property
- Four Bedrooms
- Open Plan Family Kitchen/Diner
- Modern Family Bathroom

£425,000

EPC Rating - D

Current Council Tax Band - D





Property Description

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.

The property is set back from the road behind a block paved driveway with security posts providing off road parking with a laid artificial lawn area to side, fencing and planted shrubs to side boundaries and a UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to property frontage and side, tiled flooring, ceiling spot lights and further composite door leading to



Entrance Hallway

With ceiling light points, laminate flooring, radiator, stairs leading to the first floor accommodation and door leading off to

Lounge to Front

11' 9" x 11' 9" (3.6m x 3.6m) With UPVC double glazed bay window to front elevation, wall mounted radiator and ceiling light point

Open Plan Family Kitchen/Diner to Rear

27' 10" x 12' 5" max (8.5m x 3.8m max) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Integrated dishwasher, metro tiling to splash back areas, laminate flooring, two radiators, ceiling spot lights, two double glazed windows to the rear aspect, double glazed bi-fold doors leading to rear garden and door to

Utility Room

With fitted wall units and a laminate work surface, space and plumbing for washing machine, laminate flooring, central heating radiator, ceiling light point and door to garage store



Guest W.C

Being fitted with a modern white suite comprising a low flush WC and wall mounted wash hand basin. Tiling to splash back areas, laminate flooring, radiator and ceiling spot lights



Landing

With ceiling light points, loft hatch and doors leading off to

Bedroom One to Front

12' 5" x 11' 9" (3.8m x 3.6m) With double glazed bay window to front elevation, radiator and ceiling light point

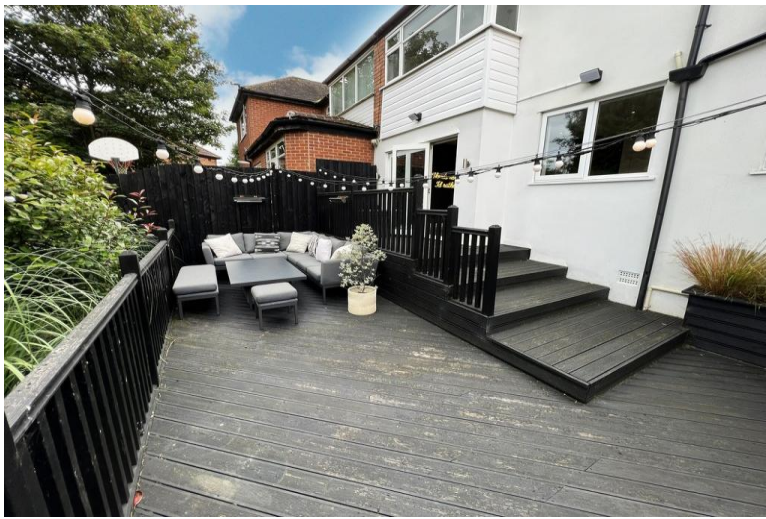


Bedroom Two to Rear

12' 5" x 10' 9" (3.8m x 3.3m) With double glazed bay window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

13' 1" max x 8' 10" (4m max x 2.7m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Four to Front

6' 10" x 5' 10" (2.1m x 1.8m) With double glazed window to front elevation, radiator and ceiling light point

Modern Family Bathroom to Rear

7' 10" x 6' 6" (2.4m x 2m) Being fitted with a modern white Porcelanosa suite comprising of a panelled bath, separate shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the rear elevation



Landscaped Rear Garden

With decked patio areas with steps leading down to an artificial lawn, railway sleeper borders, exterior lighting, gated side access, fencing to boundaries and a variety of planted shrubs and bushes

Garage Store

11' 1" x 9' 10" (3.4m x 3m) With an electric roller shutter door to property frontage, wall mounted gas central heating boiler, ceiling light point and courtesy door to utility

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D



316 Stratford Road
Shirley
Salihull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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 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.