



smarthomes

Wagon Lane

Solihull, B92 7PB

- A Beautifully Presented & Extended Detached Property
- Three Bedrooms
- Sitting Room/Study
- Extended Through Lounge Diner

£375,000

EPC Rating 54

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 providing off road parking extending to side garage. Access is gained via a sliding double glazed door leading into

Enclosed Porch

With double glazed windows to front and sides and further double glazed double opening doors leading through to

Lobby

With glazed door with matching window to side leading through to



Entrance Hallway

6' 6" x 11' 4" (1.98m x 3.45m) With ceiling light point, dado rail, central heating radiator with cover, stairs leading to the first floor accommodation and doors leading off to

Extended Through Lounge

25' 0" x 12' 5" (7.62m x 3.78m) Having double glazed window to the front, three double glazed windows to the side, feature coal effect gas fire, two central heating radiators, coving to ceiling, two ceiling light points and door leading off to

Sitting Room/Study to Rear

10' 2" x 9' 9" (3.1m x 2.97m) With double glazed window to rear elevation, central heating radiator and ceiling light point.



Kitchen to Rear

11' 5" x 9' 5" (3.48m x 2.87m) Being fitted with a full range of modern floor and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap over, tiling to splashback areas, space for a Range cooker with extractor hood over, integrated dishwasher, breakfast bar with seating area, door to under stairs storage larder, panelled ceiling with ceiling light, double glazed window overlooking rear garden, feature high level central heating radiator, quarry tiled flooring, door through to lobby area with door off to

Garage

15' 8" x 8' 4" (4.78m x 2.54m) Having up-and-over door to the front, power and light.



Guest WC

5' 8" x 2' 10" (1.73m x 0.86m) With low flush WC, wall hung wash hand basin with tiled splashback, extractor and central heating boiler

Utility Area

9' 5" x 4' 6" (2.87m x 1.37m) Having a double glazed door leading to the rear garden with matching window to side, central heating radiator, space for American style freezer, space for washing machine and tumble dryer.

Accommodation On The First Floor

Landing

With obscure double glazed window to side, loft hatch and doors leading off to

Bedroom One to Front

13' 4" x 12' 9" (4.06m x 3.89m) With two double glazed windows to front elevation, two double glazed windows to the side, double fitted mirrored wardrobe, central heating radiator, coving to ceiling and ceiling light point





Bedroom Two to Rear

12' 4" (max) x 11' 6" (3.76m x 3.51m) With double glazed window to rear elevation and double glazed window to side, double fitted wardrobe, central heating radiator, ceiling light point, wash hand basin with vanity unit below, extractor, tiling to splash prone areas and shower cubicle

Bedroom Three to Front

8' 9" x 6' 6" (2.67m x 1.98m) With double glazed window to front elevation, central heating radiator, coving to ceiling and ceiling light point

Separate WC

5' 8" x 2' 4" (1.73m x 0.71m) With low flush WC, tiling to all walls, ceiling light point and double glazed window to rear

Re-Fitted Shower Room

7' 0" (max) x 5' 6" (2.13m x 1.68m) Being fitted with a three piece white suite comprising of; oversized walk-in shower enclosure with shower head on riser rail and overhead drencher, low flush WC and vanity wash hand basin with mixer tap, splash proof panelling, obscure double glazed window to rear, ceiling lights and built-in cupboards housing water tanks

Rear Garden

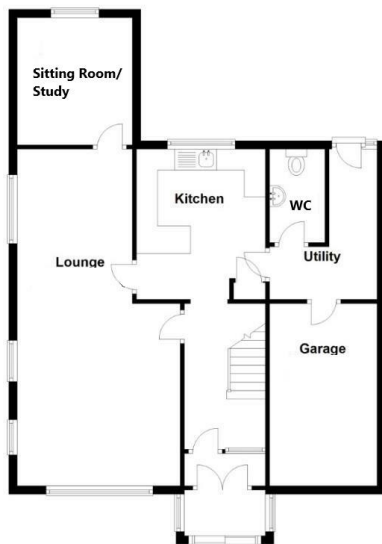
Having a paved patio area with steps leading up to a further lawned area with ornate fish pond and planted borders with mature plants, trees and shrubs.



Tenure

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

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 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.