



 **urbangrey**
ESTATES

30 WAGON LANE, SOLIHULL, B92 7PW
GUIDE PRICE £340,000





Situated in a highly sought-after residential area, this delightful 3 bedroom semidetached property offers the perfect blend of convenience and comfort. Located within easy reach of local schools, shops, and excellent transport links, this home is ideal for families and professionals alike. Boasting versatile living spaces, a spacious conservatory, and a beautifully maintained garden, this property is ready to move into and enjoy and its Chain free !

Ground Floor



Hallway

Welcoming entrance hallway with a uPVC double-glazed front door, a double radiator for added warmth, and stairs leading to the first floor.



Kitchen

(3.69m x 2.24m/ 12'1" x 7'4")

A well-appointed kitchen featuring a matching range of base and eye-level units, offering storage and worktop space. The 1 ½ bowl sink is positioned beneath a window with views of the rear garden, complemented by an additional window to the side for extra natural light. There is space for a cooker, a handy cupboard housing the fuse box and electricity meter, and a radiator for year-round comfort. Door to:



Utility Room (4.14m x 1.97m/ 13'7" x 6'6")

Practical utility room fitted with base and eye-level units and additional worktop space. Features include a stainless-steel sink, plumbing for a washing machine, space for a tumble dryer, and a window to the rear. Ideal for additional storage or laundry tasks. Door to:

Garage An attached single length garage equipped with power and an up-and-over door, providing secure parking or additional storage options.

WC

Convenient ground-floor WC with a low-level toilet.



Lounge/Diner (3.47m x 3.40m/ 11'5" x 11'2")

A bright and inviting open-plan lounge and dining area with two large uPVC double-glazed windows overlooking the rear garden. The space is warmed by a radiator and offers access to the conservatory via a uPVC double-glazed door. Open plan to

Lounge (3.47m x 3.40m/ 11'5" x 11'2" max)

An additional lounge area featuring a charming uPVC double-glazed bay window to the front, a feature fireplace adding character, and a radiator.



Conservatory

This conservatory offers a tranquil space to relax, constructed with uPVC double glazing and a polycarbonate roof. It includes windows to the rear and side, a double radiator, and uPVC double-glazed French doors leading directly to the garden.



First Floor

Landing

Bright landing with a window to the side, offering access to all first-floor rooms.

Bathroom

Fitted with a two-piece suite comprising a bath with shower over and wash hand basin. A storage cupboard provides additional functionality, while the uPVC double-glazed window to the rear allows in natural light. Heated by a radiator.



WC

Separate WC fitted with a low-level toilet and a radiator.

Bedroom 1 (3.47m x 3.41m/ 11'5" x 11'2")

A spacious double bedroom with a uPVC double-glazed window overlooking the rear garden and a radiator for comfort.



Bedroom 2 (3.47m x 3.40m/ 11'5" x 11'2" max)

Another generously sized double bedroom featuring a uPVC double-glazed bay window to the front, adding a touch of elegance and character.

Bedroom 3 (2.31m x 2.26m/ 7'7" x 7'5")

A cosy single bedroom with a uPVC double-glazed window to the front and a radiator, ideal for use as a child's room, home office, or guest bedroom.



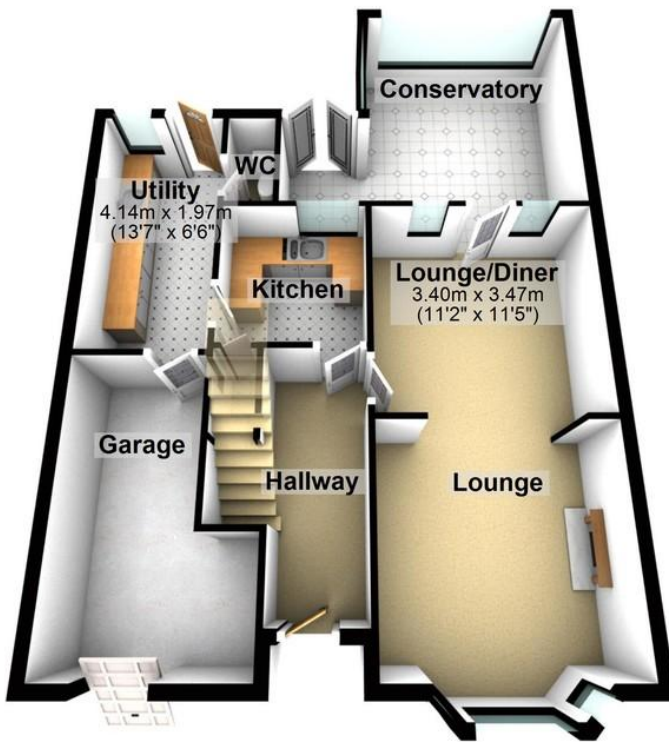
Outside

Front: The property boasts a block-paved driveway with parking space for two cars, ensuring off-road convenience.

Rear Garden: A large, enclosed garden featuring an array of mature plants, shrubs, and trees. This private outdoor space offers a peaceful retreat, perfect for relaxing or entertaining.



Ground Floor



First Floor



Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		