

AP MORGAN



Wagon Lane, Solihull
Asking Price £315,000

Features:

- Opportunity to Extend STPP!
- Popular Area
- Three Bedroom Semi Detached Home
- Beautiful Fore & Rear Gardens
- Through Lounge
- Catchment Area for Excellent Local Schools
- Close by to Local Shops and Amenities
- Great Access to Public Transport and Road Networks

Description:

Situated in a very popular and convenient location is this fantastic three-bedroom semi-detached home with a large Double Garage to the rear. With a lot of potential to add value this home has great transport links and access to excellent local schools.

Approach:

The property is approached via a beautiful fore-garden, leading to a useful enclosed porch and into a welcoming entrance hall.

Ground Floor:

Once inside, the interior briefly comprises a bright and spacious hallway giving access to the main living areas. At the front of the home sits a well-proportioned dining room with a feature bay window, perfect for family meals or entertaining.

This leads through to the generous lounge positioned at the rear, offering an inviting living space with sliding doors opening onto the relaxing Conservatory.

The kitchen is conveniently located off the hall and provides storage and worktop space. Opposite the kitchen is a useful outdoor utility room and WC.

First Floor:

Upstairs, the property offers three well-sized bedrooms. Bedroom one benefits from a front-facing bay window, creating a light and airy atmosphere. Bedroom two is another good double room, while bedroom three provides a comfortable single room or ideal home office. A well-appointed family bathroom completes the first floor.

Outside:

Moving outside, the property enjoys a beautifully landscaped rear garden, thoughtfully designed with lawned and seating areas - perfect for outdoor dining, relaxing, or children's play. The rear double garage provides additional storage, secure parking, or potential for conversion (subject to planning).



Location:

This lovely home is well placed for local shops, amenities, and excellent schooling. It also offers easy access to transport links, major roads, and is ideally located for the NEC, Birmingham Airport, and nearby business hubs.

Details:

Porch

Hall

Dining Room 12'9" x 11' (3.89m x 3.35m) Both Max

Lounge 12'5" x 9'11" (3.78m x 3.02m)

Conservatory 9'5" x 8'10" (2.87m x 2.7m)

Kitchen 9'4" x 6'6" (2.84m x 1.98m)

Landing

Bedroom 1 12'8" x 10'5" (3.86m x 3.18m) Both Max

3.84m x 3.02m

Bedroom 3 9'1" x 6'8" (2.77m x 2.03m)

Bathroom 7'6" x 6'3" (2.29m x 1.9m)

Outdoor Utility with Toilet & Basin

Shed/Storage

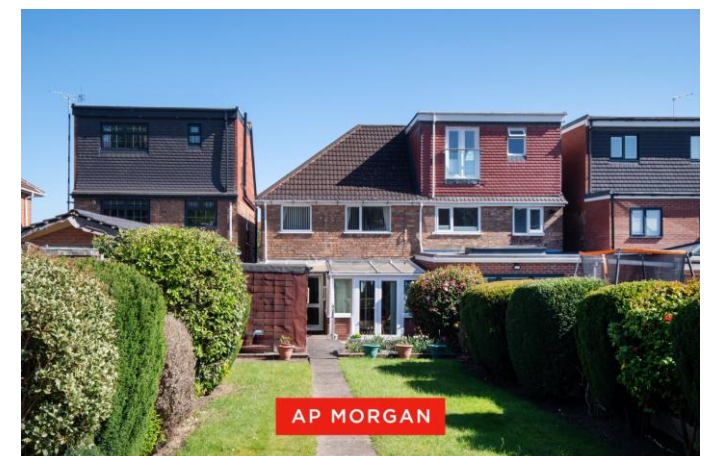
Double Garage (Rear)

EPC Rating: E

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

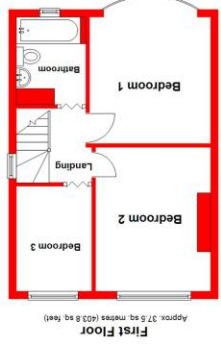
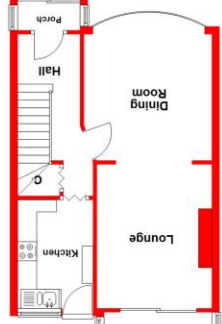
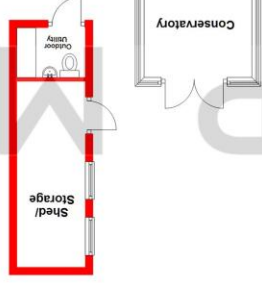
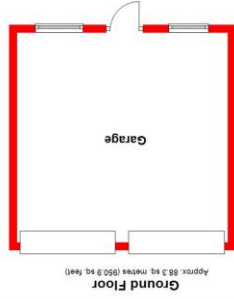
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Need a solicitor?

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Identity Checks

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Total area: approx. 125.9 sq. metres (1354.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown are not shown to scale and no guarantee is given.

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