

AP MORGAN



Wagon Lane, Solihull, West Midlands
Offers in excess of £300,000

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

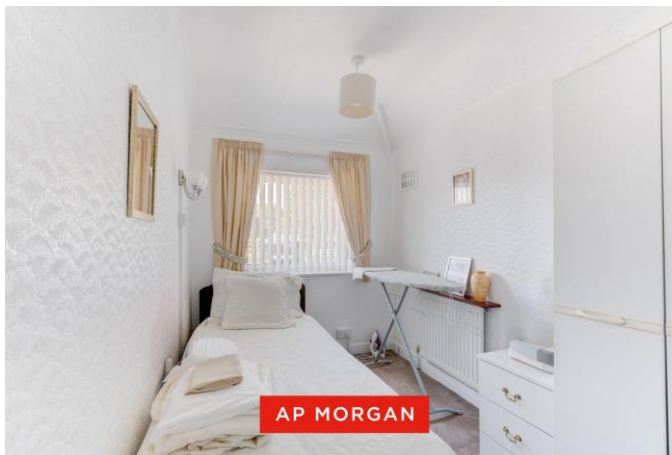
3.84m x 3.02m

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



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