

A photograph of a two-story red brick house with a brown tiled roof. The house features a large bay window on the left side and a white front door. A paved driveway leads to the house, and a large tree is on the left. A red brick wall is in the foreground.

AP MORGAN

Wagon Lane, Solihull
Offers Over £425,000

Features:

- Detached Family Home in Solihull
- Three Bedrooms, Two Bathrooms plus Downstairs WC
- Principal Suite with Private En-Suite
- Heavily Extended Lounge Plus Separate Dining Room
- Fully Fitted Kitchen/Diner with Ample Storage
- Useful Study or Home Office Space
- Large Multi-Level Rear Garden
- Excellent Solihull School Catchments, Close to Airport & Station

Description:

Space, schools, and a garden that just keeps on going. This Wagon Lane home ticks every box.

Tucked away in one of Solihull's most sought-after pockets, this detached three-bedroom home has been beautifully extended and finished to a standard that's hard to beat. Inside you'll find a genuinely flexible layout, from the extended lounge and separate dining room to a fully fitted kitchen/diner and a useful study for home working, all set across close to 1,400 sq ft. Add a large multi-level rear garden, some of Solihull's best school catchments, and easy access to Birmingham Airport and the train station, and this is family living done properly. Guide price £425,000.

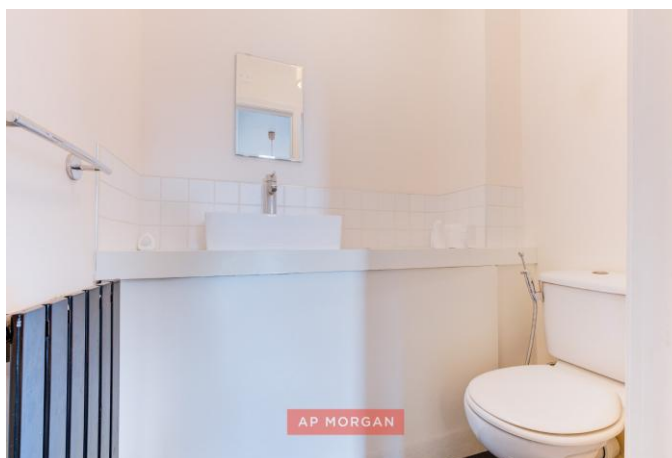
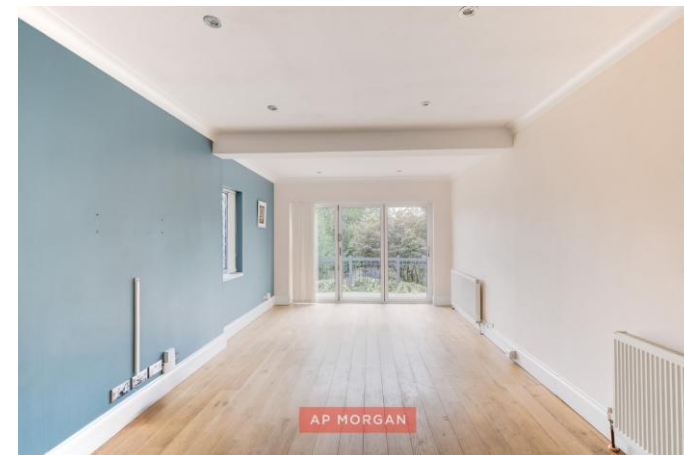
We asked them what made them buy it...

"We fell in love with the location straight away. Everything we needed was close by, the shops, the schools, even the airport for when we fancied getting away.

Our agents say...

This is a home that's had real thought and real money put into it, and it shows. Downstairs you get proper separation of space, a generous extended lounge, a dedicated dining room for the big family dinners, and a kitchen/diner that's fully fitted with more storage than most families will ever need. There's a downstairs WC for guests, a handy study for anyone working from home, and even a porch to keep the muddy shoes in check.

Upstairs, the principal suite comes with its own en-suite shower room, while bedrooms two and three share a well-proportioned family bathroom complete with separate bath.



And then there's the garden! Multi-level, generous, and made for everything from summer barbecues to a proper game of football. Add in the school catchments, the road links, and how close you are to Birmingham Airport and the train station, and you've got a property that's genuinely great value for what it offers.

Homes like this in this location don't sit around for long, so get in touch and book your viewing before someone else beats you to it.

Details:

Porch 7' x 2'2" (2.13m x 0.66m)

Dining Room 15'2" x 10'10" (4.62m x 3.3m) Both Max

Lounge (extended) 20'3" x 10'10" (6.17m x 3.3m)

Kitchen/Diner 16'10" x 13'6" (5.13m x 4.11m) Both Max

Study/Office 13'6" x 5'6" (4.11m x 1.68m)

Downstairs WC 5'7" x 3'10" (1.7m x 1.17m)

Landing

Bedroom 1 13'4" x 11'8" (4.06m x 3.56m) Both Max

Ensuite Shower Room 6'9" x 6'4" (2.06m x 1.93m)

Bedroom 2 15'2" x 10'10" (4.62m x 3.3m) Both Max

Bedroom 3 13'9" x 10'10" (4.2m x 3.3m) Both Max

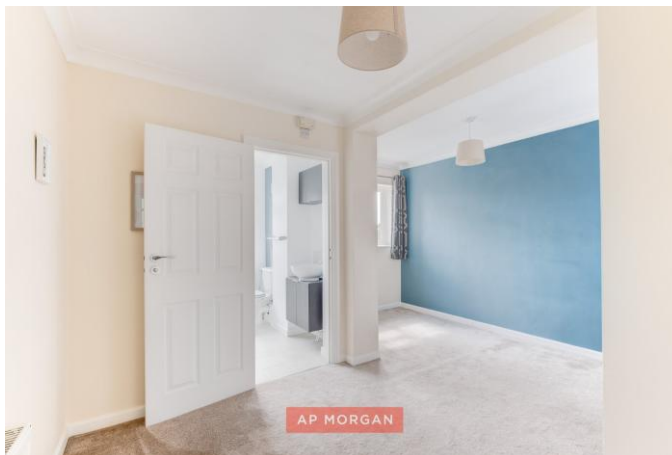
Bathroom 8'5" x 6'10" (2.57m x 2.08m)

EPC Rating: D

Council Tax Band: E (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

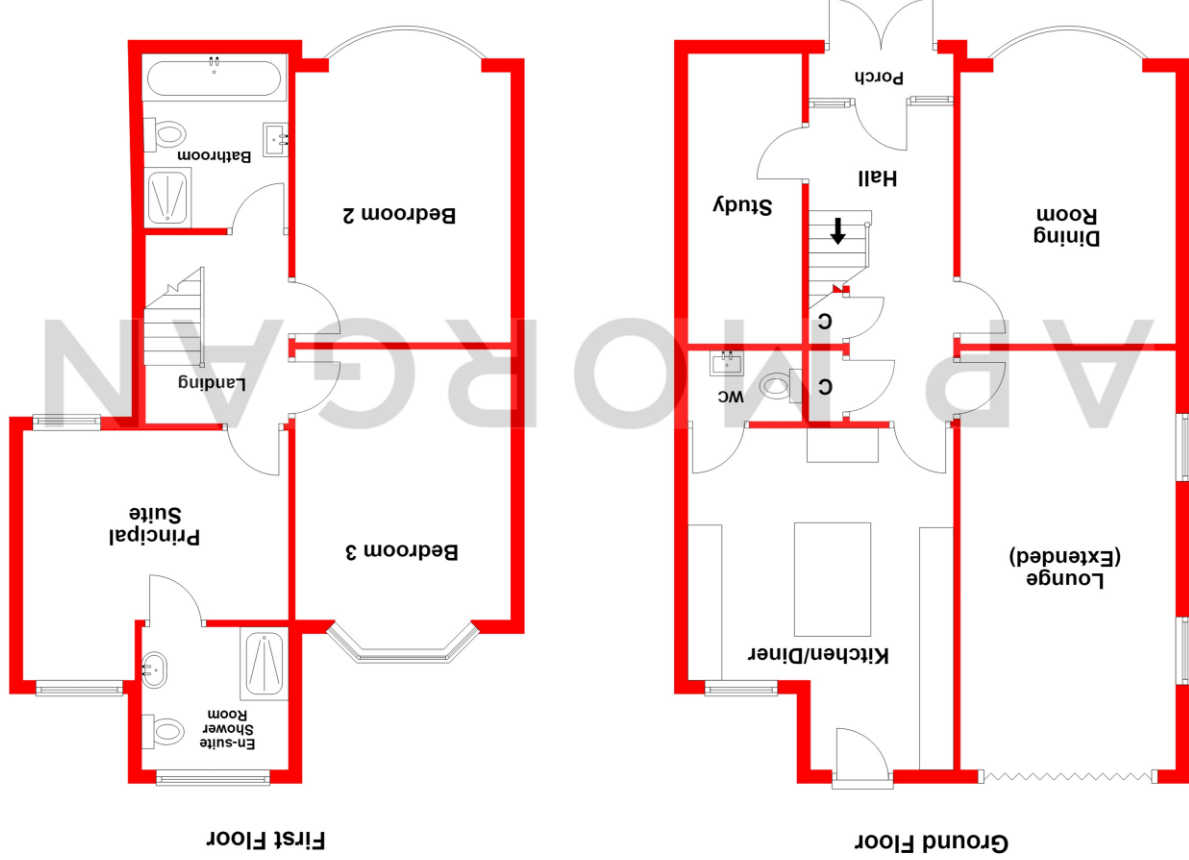
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 129.8 sq. metres (1397.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using Planlup.

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