

AP MORGAN



**Wagon Lane, Solihull**  
Asking Price £385,000

**Features:**

- Stunning Extended Kitchen/Dining Room
- Three-Bedroom Semi-Detached Family Home
- Beautifully Refitted Family Bathroom
- Modern Downstairs WC
- Spacious Living Room with Attractive Bay Window
- Private Driveway Providing Off-Road Parking
- Landscaped Rear Garden Ideal for Entertaining

**Description:**

Situated in a popular location, this beautifully presented three-bedroom semi-detached home has been significantly enhanced by a stunning rear extension, creating a truly impressive open-plan kitchen/dining space that forms the heart of the home. The extension, along with the stylish family bathroom and downstairs WC, was completed within the last year, offering modern accommodation ready for immediate occupation.

Conveniently positioned close to local shops, amenities, eateries and excellent transport links, this property is ideal for families and professionals alike.

The property is approached via a private driveway providing off-road parking and leading to the entrance porch.

Once inside, the accommodation briefly comprises a welcoming hallway, a spacious living room with bay window to the front aspect, a contemporary guest WC, and a spectacular extended kitchen/dining room fitted with a range of modern units, central island and ample space for both dining and entertaining.

The first floor offers three well-proportioned bedrooms and a beautifully refitted family bathroom finished to a high standard.

Moving outside, the property enjoys a well-maintained landscaped rear garden providing an excellent space for relaxation and outdoor entertaining. .



**Details:**

**Porch**

**Hall**

**Living Room** 12'6" x 9'11" (3.8m x 3.02m) Both Max

**Kitchen/Dining Room** 20' x 15'10" (6.1m x 4.83m) Both Max

**Downstairs WC**

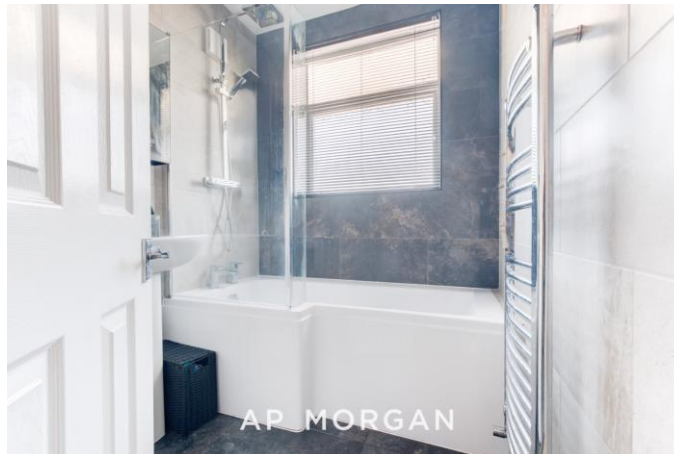
**Landing**

**Bedroom 1** 11'10" x 9'11" (3.6m x 3.02m) Both Max

**Bedroom 2** 12'3" x 9'9" (3.73m x 2.97m)

**Bedroom 3** 6'8" x 6'2" (2.03m x 1.88m)

**Bathroom** 6'7" x 5'7" (2m x 1.7m)



**EPC Rating:** TBC

**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](http://www.wisermortgageadvice.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.

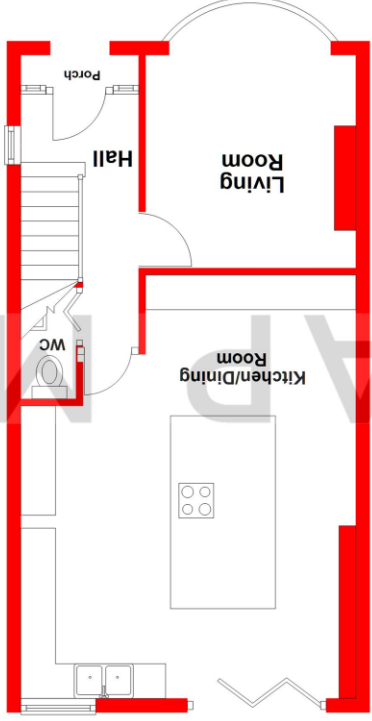
### Need a solicitor?

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.

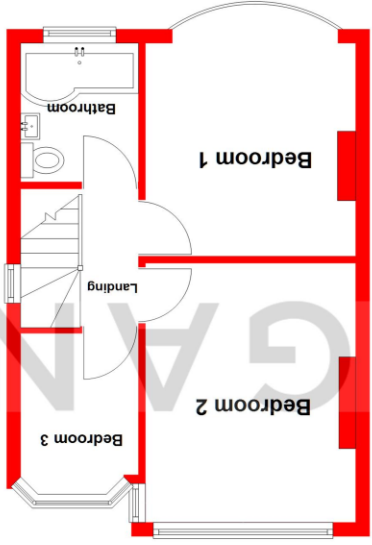
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Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish 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.

Ground Floor  
Approx. 45.2 sq. metres (486.2 sq. feet)



Total area: approx. 77.8 sq. metres (837.3 sq. feet)



First Floor  
Approx. 32.6 sq. metres (351.0 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 PlanUp.

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