

AP MORGAN



Wagon Lane, Solihull
Offers Over £350,000

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
- Large Multi-Purpose Garden Room/Home Office

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.

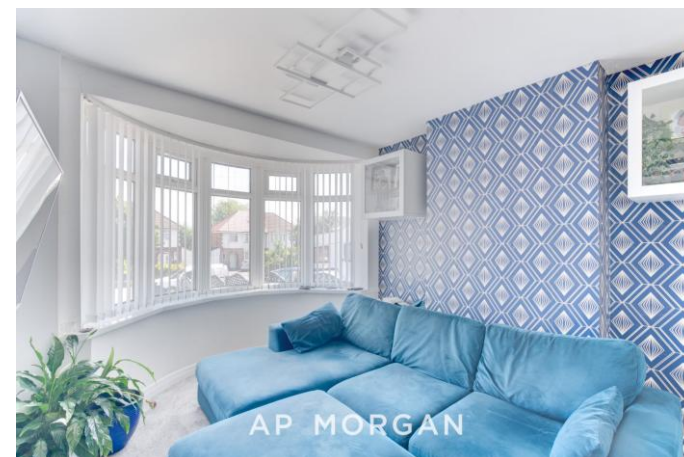
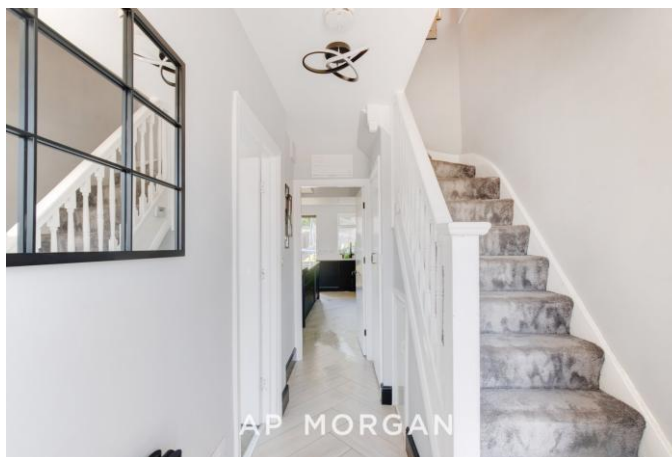
Conveniently positioned close to local shops, amenities, eateries and excellent transport links, this property is ideal for families and professionals alike.

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)

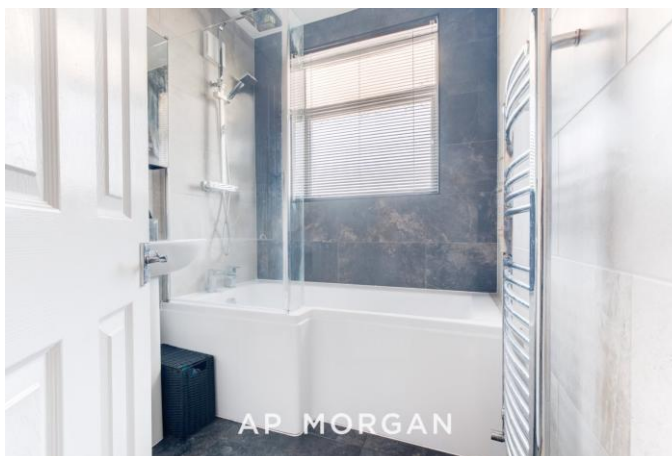
Bathroom 6'7" x 5'7" (2m x 1.7m)

EPC Rating: C

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.



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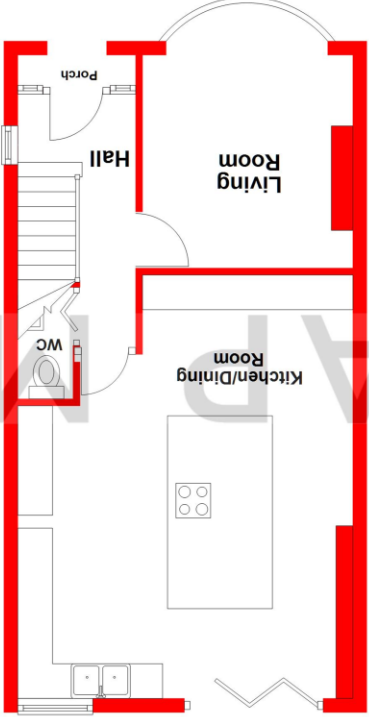
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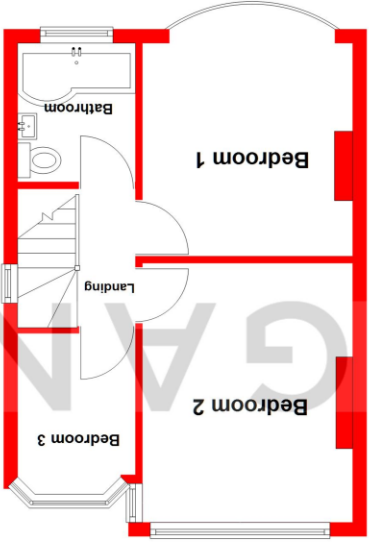
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Ground Floor
Approx. 45.2 sq. metres (486.2 sq. feet)



First Floor
Approx. 32.6 sq. metres (351.0 sq. feet)

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