



AP MORGAN

Wagon Lane, Solihull
Asking Price £420,000

Features:

- Spacious Four-Bedroom Family Home
- Bespoke Fitted Kitchen with Appliances
- Open Plan Kitchen Diner
- Principal Bedroom with En-suite
- Well-Maintained Rear Garden with Entertaining Area
- Great Condition Throughout
- Close to Coventry Road Shops and Amenities
- Excellent Motorway and Transport Links

Description:

A bespoke kitchen, open plan living, and a garden made for entertaining. This family home has it all worked out.

Set in a popular spot close to Coventry Road shops and amenities, this spacious four-bedroom house offers an open plan kitchen diner at its heart, complete with a bespoke fitted kitchen and appliances. In great condition throughout and very well maintained, it spans over 1,200 sq ft, with a well-maintained rear garden and its own entertaining area to enjoy. It's clearly been a much-loved family home.

We asked them what made them buy it...

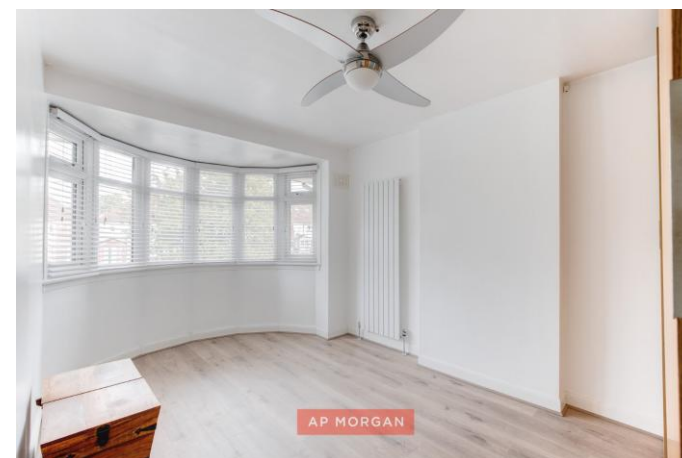
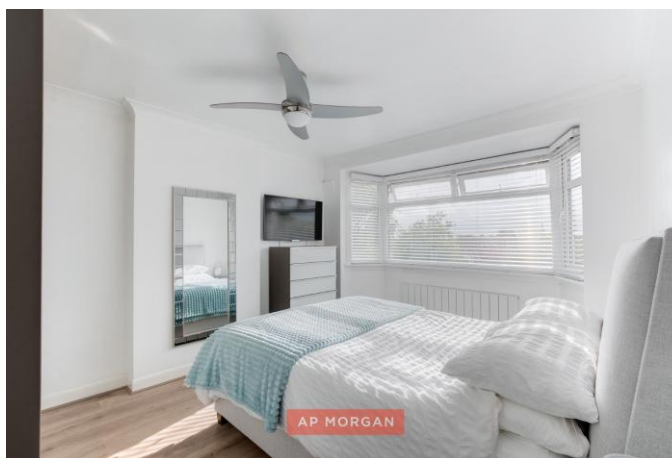
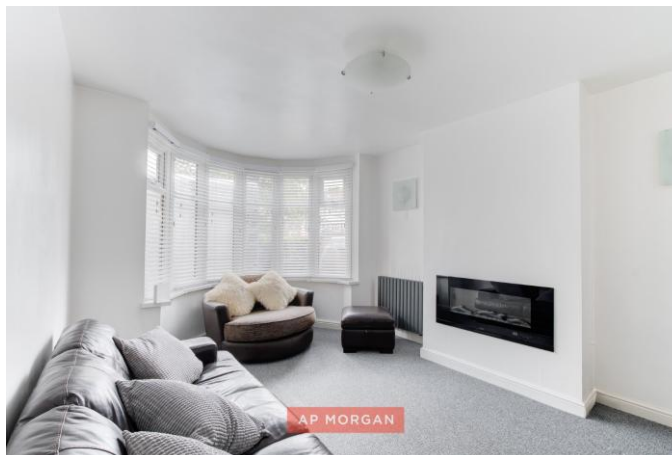
"Being so close to the shops and amenities made everyday life so easy. It's a genuinely popular spot, and we knew straight away it was the right home for us."

What about the house itself?

"The kitchen was a real draw, it was bespoke fitted with all the appliances we needed, and it's become the heart of the house. And the garden has been so well maintained, we've loved having friends and family over to make the most of the entertaining area."

Our agents say...

This is a genuinely spacious family home, and the open plan kitchen diner is a real standout, with its bespoke fitted units and appliances giving you a stylish, sociable space at the heart of the house. The living room offers plenty of room to relax, and a fourth bedroom downstairs with its own ensuite gives you real flexibility, whether that's for guests, a home office, or extended family. Upstairs, the three bedrooms share a family bathroom.



Outside, the well-maintained rear garden with its dedicated entertaining area is exactly the kind of space you will want to enjoy through the warmer months.

With excellent motorway and road links, plus easy access to Birmingham Airport, the train station, the NEC, and Birmingham city centre, and everything you need close to Coventry Road, this is a location that works for families and commuters alike.

A home this well maintained, in a location this convenient, does not come along often. Get in touch with the AP Morgan team to arrange your viewing.

Details:

Hall

Living Room 15'2" x 11' (4.62m x 3.35m)

Kitchen/Diner 25'4" x 15'3" (7.72m x 4.65m) Both Max

Utility Room 6'5" x 5' (1.96m x 1.52m)

Bedroom 4 10'3" x 6'5" (3.12m x 1.96m) (Converted Garage)

Ensuite 6'5" x 5'2" (1.96m x 1.57m)

Landing

Bedroom 1 15'11" x 11' (4.85m x 3.35m)

Bedroom 2 14'1" x 11' (4.3m x 3.35m)

Bedroom 3 8'6" x 7' (2.6m x 2.13m)

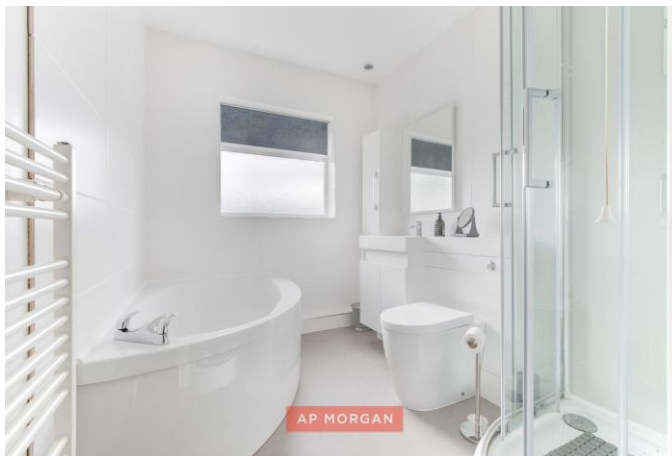
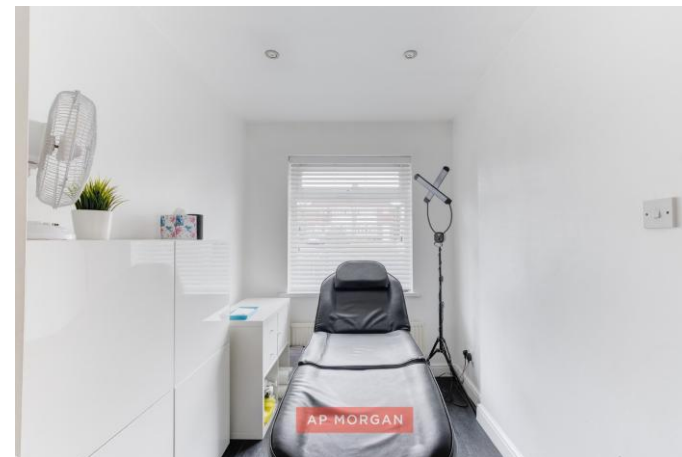
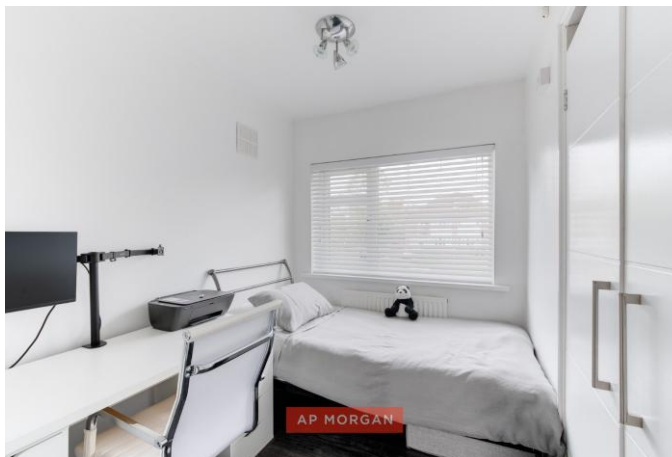
Bathroom 8'4" x 6'9" (2.54m x 2.06m)

EPC Rating: To be confirmed

Council Tax Band: D (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?

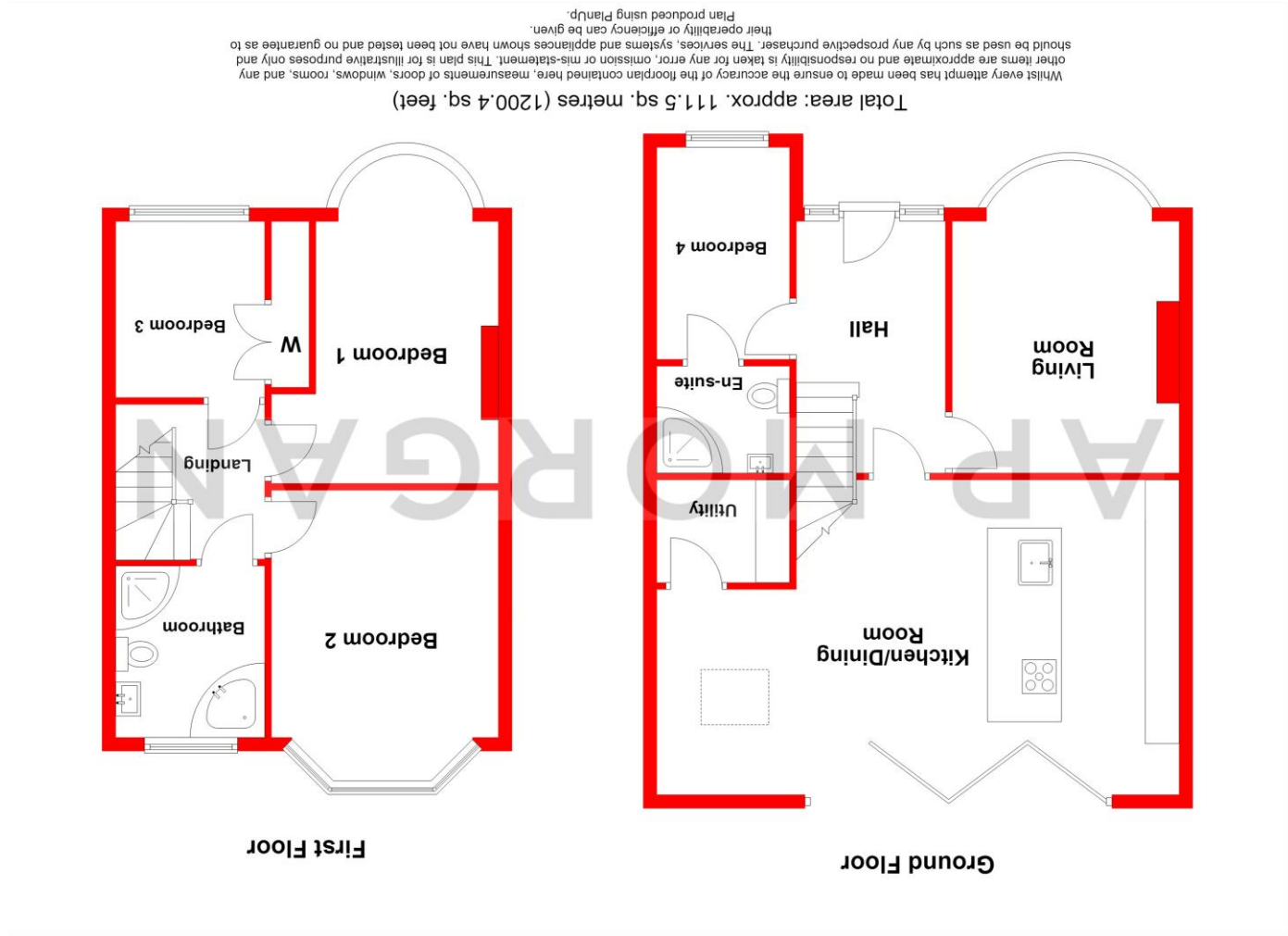
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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