

Horton & Storey



Wagon Lane, Solihull, West Midlands,

£229,950

Property Features

- Popular location
- Well Presented
- Three Bedrooms
- Garage To The Rear
- Private Rear Garden
- Through Lounge

Full Description

LOCAL AREA Situated on a popular road in Solihull having access to excellent transport links such as being within walking distance of Olton Train Station, a short drive to Birmingham International Airport and the M42 Motorway. There are local amenities including a wide range of Shops, Supermarkets and Gyms.

APPROACH Via a large recently laid tarmac drive way with parking for several cars leading to the front porch.

GROUND FLOOR

HALLWAY Stairs leading to the first floor landing, central heating radiator and doors to the ground floor rooms.

DINING ROOM 10' 1" x 12' 7" (3.08m x 3.85m) Having a double glazed bay window to the front elevation, central heating radiator and double doors providing access to the lounge.

LOUNGE 9' 8" x 11' 10" (2.95m x 3.61m) There are two double glazed windows to the rear elevation and a door leading to the rear garden, a gas fire with feature fire place and a central heating radiator.

KITCHEN 5' 11" x 8' 11" (1.82m x 2.73m) Comprising of a range of high gloss wall and floor base units,



worksurface incorporating a breakfast bar and inset sink. There is tiling to splash prone areas, pantry, a double glazed window to the rear elevation and a door to the utility.

UTILITY AREA Obscure double glazed window to front, space and plumbing for washing machine, door to rear garden, door to the wc

WC Low flush WC, wash hand basin, wall mounted Worcester gas fired central heating boiler, obscure window to rear elevation.

FIRST FLOOR

LANDING Double glazed window to the side, hatch with pull down ladder to loft space, doors to three bedrooms and bathroom.

BEDROOM ONE 10' 0" x 13' 2" (3.05m x 4.03m)
Currently being used as a home office, having a double glazed bay window to the front elevation and a central radiator.

BEDROOM TWO 9' 1" x 12' 2" (2.78m x 3.72m) Set to the rear of the property. Benefiting from a range of fitted wardrobes, a double glazed window to the rear elevation and a central heating radiator.

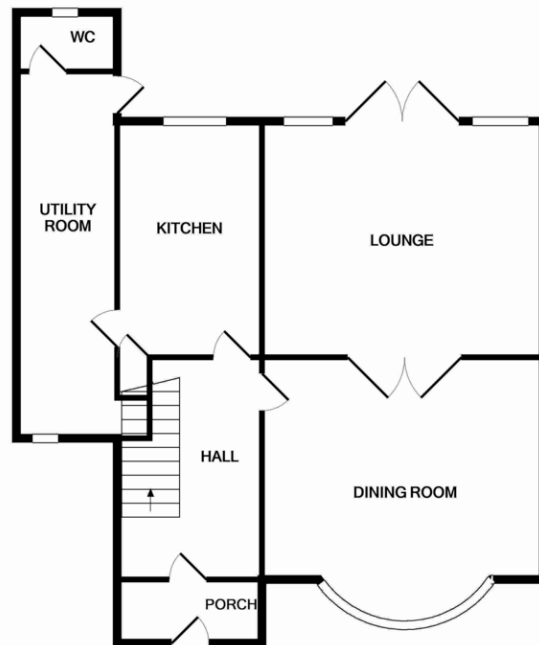
BEDROOM THREE 5' 10" x 6' 5" (1.8m x 1.98m) Having a double glazed window to the rear elevation and a central heating radiator.

FAMILY BATHROOM The suite comprises of a panelled bath with shower over, sink and a wc. There is a double glazed window to the front elevation, central heating radiator and tiling to splash prone areas.

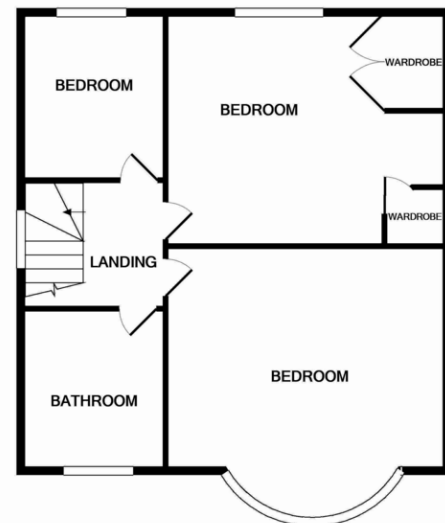


OUTSIDE

GARDEN A private rear garden that is not overlooked to the rear having a patio area leading to a lawn with fencing to boundaries and access to the garage.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

179 Stratford Road, Shirley, Solihull, West Midlands, B90
3AU

www.hortonstorey.com
sales@hortonstorey.com
01216630099