

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

The image shows a two-story red brick house with a dark grey tiled roof. The house features a prominent bay window on the ground floor and a smaller bay window on the first floor. The front door is white with a glass panel. To the left of the house, there is a large green hedge and a brick-lined garden bed with various plants. In the foreground, there is a paved area made of reddish-brown bricks. To the right, there is a brick wall and another part of the house. The overall scene is a well-maintained residential property.

Wagon Lane

Solihull

£450,000

Description

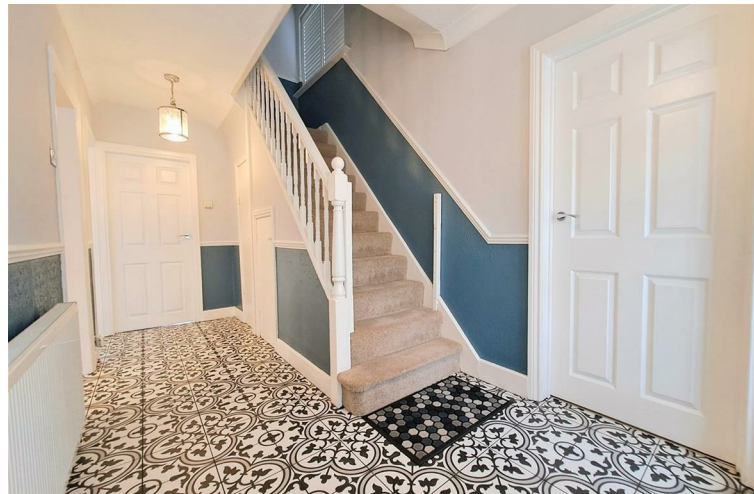
A very well presented and thoughtfully extended detached house with NO ONWARD CHAIN.

This spacious property will make the perfect family home and is located on a popular and convenient road in Solihull near to a wealth of amenities.

Comprising enclosed porch, entrance hall, dining room, extended lounge, study, extended kitchen/diner and guest WC to the ground floor. Upstairs there are three double bedrooms with an en suite shower room to bedroom one and a four piece bathroom.

Further benefiting from central heating, double glazing, driveway for multiple vehicles and good sized rear garden.

Call now to view.



Accommodation

Good Size Driveway

Enclosed Porch

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

Entrance Hall

6'11 x 15'3 (2.11m x 4.65m)

Dining Room

10'10 max x 15'2 to bay (3.30m max x 4.62m to bay)

Extended Lounge

10'10 max x 20'3 (3.30m max x 6.17m)

Study

5'6 x 13'6 (1.68m x 4.11m)

Extended Kitchen/Diner

13'5 max x 16'10 max (4.09m max x 5.13m max)

Guest WC

5'7 x 3'10 (1.70m x 1.17m)

Landing

6'10 x 7'10 (2.08m x 2.39m)

Bedroom One

13'4 max x 11'8 max (4.06m max x 3.56m max)

En Suite Shower Room

6'4 x 6'9 (1.93m x 2.06m)

Bedroom Two

10'10 max x 15'2 to bay (3.30m max x 4.62m to bay)

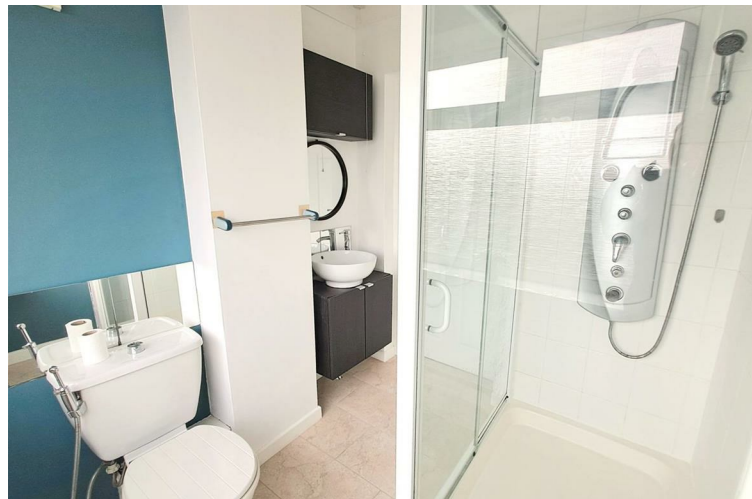
Bedroom Three

10'10 max x 13'9 to bay (3.30m max x 4.19m to bay)

Four Piece Bathroom

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

Great Size Rear Garden



TENURE: We are advised that the property is FREEHOLD

BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 12/2/2026. Actual service availability at the property or speeds received may be different.

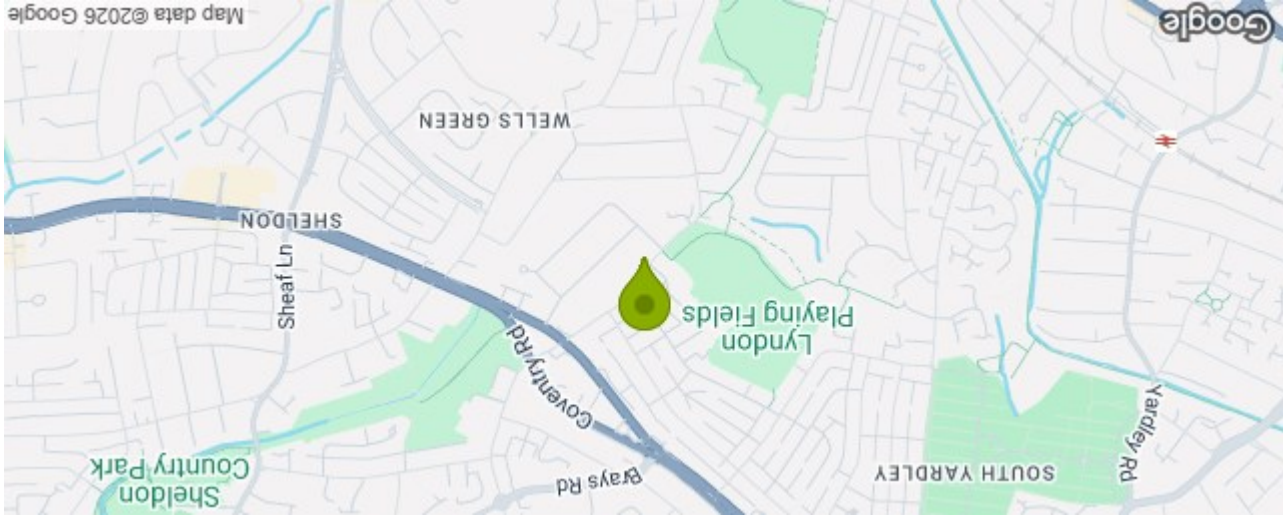
MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



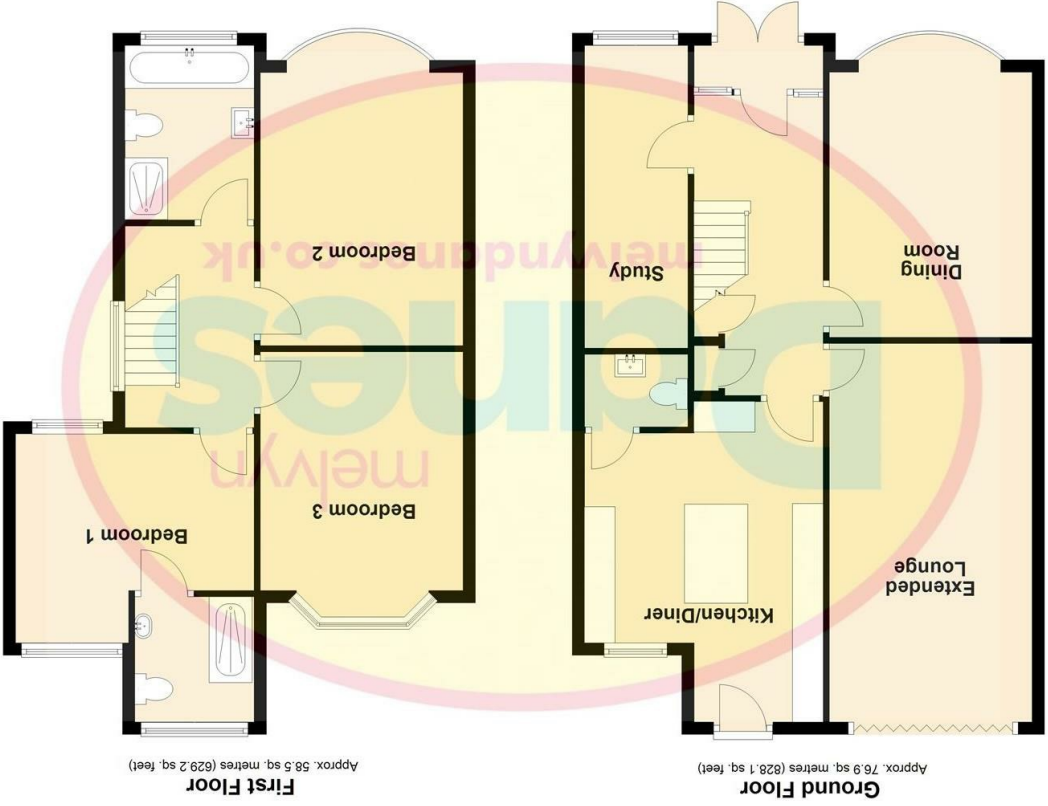
98 Wagon Lane Solihull B92 7PN Council Tax Band: E

Energy Efficiency Rating	
Potential	84
Current	64

Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92 plus)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	D (55-68)

EU Directive 2002/91/EC

Total area: approx. 135.4 sq. metres (1457.3 sq. feet)



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.