



Danes
melvyn
ESTATE AGENTS

**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)

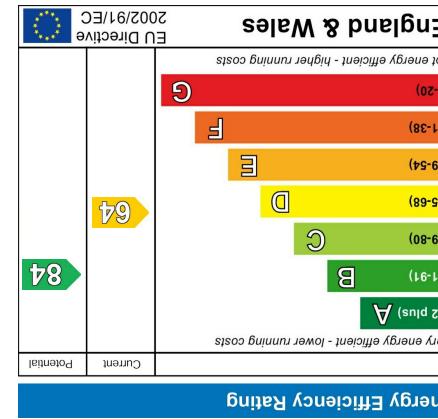
Four Piece Bathroom

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

Great Size Rear Garden

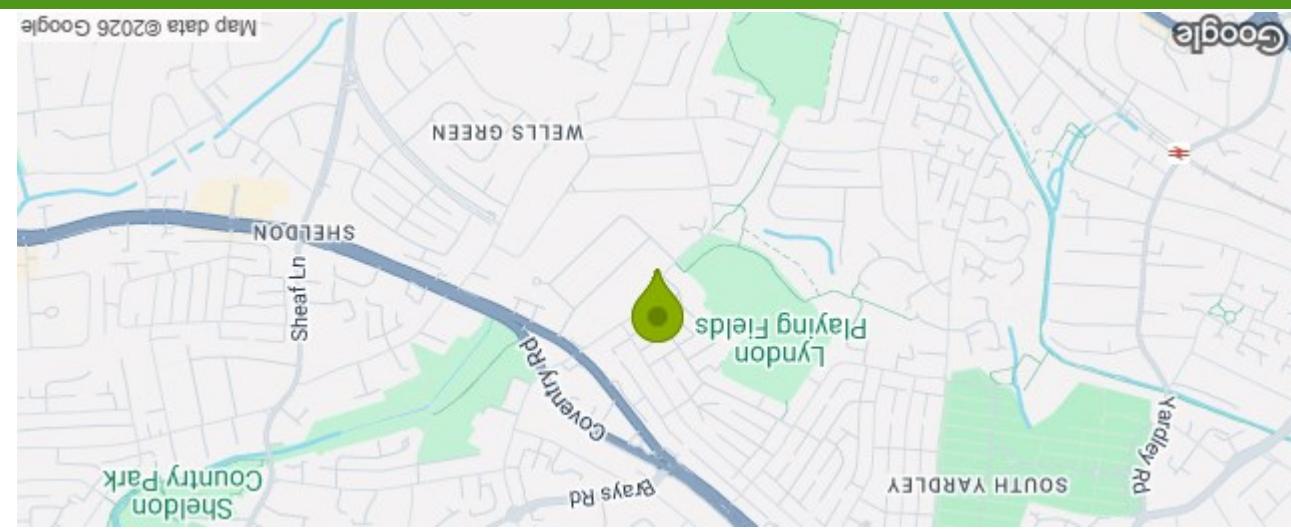
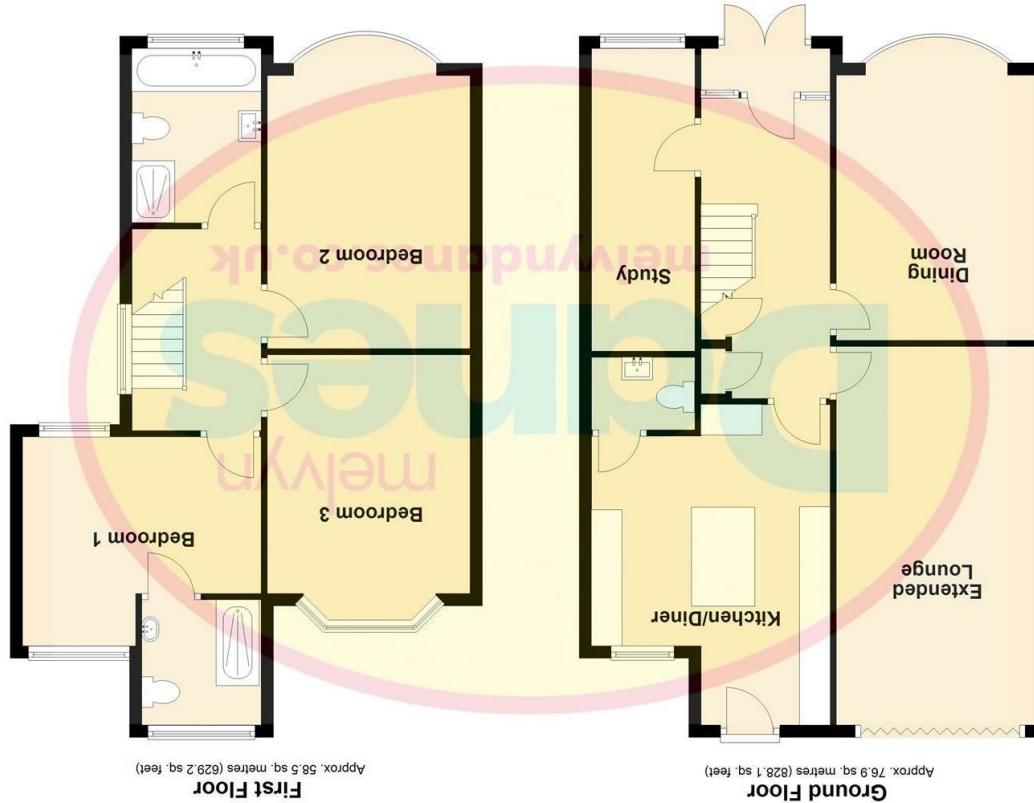


Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



8 Waggon Lane Solihull Solihull B92 7PN

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



REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Convalescencing, Financial Services and Suretybility.

These participants 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 acceptance. Any prospective purchaser should obtain legal and factual advice from their solicitor. Licenced conveyancers or surveyors as appropriate. The agent has not sought to verify the legal and factual titles and information from their solicitor. Licenced surveyors specifically stated. The agent has not tested any fixtures, equipment, fixtures or services mentioned and do not by these particulars or otherwise verify or warrant that they are in working order.

3G/4G BANDWIDTH: We understand that the standard broadband 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.

TENURE: We are advised that the property is FREEHOLD