



**Danes** melvyn  
ESTATE AGENTS

Wagon Lane  
Solihull  
Offers Around £350,000

## Description

This detached three bedroomed bungalow is sited on Wagon Lane. Wagon Lane leads to both the A45 Coventry Road and the A41 Warwick Road, via Richmond Road in Olton. Along the A45 is a wide choice of shopping facilities and restaurants and regular bus services operate along here to the city centre of Birmingham.

Travelling away from Birmingham along the A45 one will come to the National Exhibition Centre, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway which forms the hub of the national motorway network.

The A41 Warwick Road gives access to Olton Railway Station which provides services to Birmingham and beyond and travelling towards Solihull one will come to the popular Dovehouse parade of shops serving everyday needs.

The property is accessed via a large paved drive way allowing parking for numerous vehicles and also has vehicular access to the rear garden, ideal for caravan or trailer parking.

The glazed porch doors leads to the inner door which allows access into the accommodation which comprises of entrance hall, large living room with glazed sliding doors onto the garden and feature fire place, fitted kitchen breakfast room with a range of integrated appliances and ample space for a table and access into a storage area and a side door into the garden. We have three bedrooms one of which is currently set up as a study the other as a dressing room. The principle bedroom benefits from a large bank of fitted wardrobes and is generous in size. The family bathroom is a good size and is set up as a four piece suite with separate shower. A good sized garage/workshop that has internal access and also allows access into the rear garden.

Outside we have a large rear garden mainly laid to lawn bordered by panelled fencing. There are a couple of sheds and gates allowing access from the front drive way into the rear garden.



## Accommodation

**Entrance Porch**

**Entrance Hall**

**Living Room**

13'10" x 14'4" (4.22 x 4.37)

**Kitchen Breakfast Room**

13'10" x 11'5" (4.22 x 3.48)

**Bedroom One**

14'7" x 10'6" (4.46 x 3.22)

**Bedroom Two**

7'1" x 9'8" (2.16 x 2.95)

**Bedroom Three/Study**

9'4" x 8'10" (2.86 x 2.70)

**Bathroom**

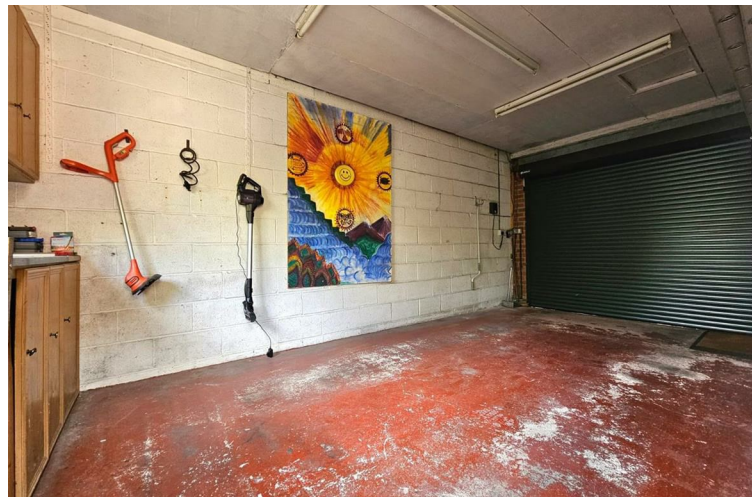
9'4" x 9'6" (2.86 x 2.90)

**Garage/Workshop**

18'4" x 10'7" (5.60 x 3.24)

**Private Rear Garden**

**Off Road Parking**



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