



melvyn
Danes
ESTATE AGENTS

Wagon Lane
Solihull
Asking Price £300,000

Description

This well presented semi-detached property is sited between the junction with Wells Green Road and the Coventry road. 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 set back from the road behind a driveway and fore garden with an attractive retaining wall leading to the accommodation which comprises of, entrance porch, entrance hall, front reception room with bay window and electric fire, rear reception room with access into conservatory via sliding doors and feature fire place, fitted kitchen with integrated appliances and access into the covered side passage which leads to the utility/garden room with a rear door onto the garden.

To the first floor we have three bedrooms two of which are particularly good size and benefit from fitted wardrobes, the third is a smaller single, shower room is well fitted with a large walk in shower and vanity storage.

To the rear we have a private garden mainly paved with a path leading to the single garage and workshop area.

To the front there is a landscaped garden with ample parking and a slope leading to the accommodation.



Accommodation

Entrance Porch

Entrance Hall

Front Reception/Dining Room

9'11" x 12'7" (3.03 x 3.84)

Rear Reception/Living Room

9'11" x 12'11" (3.03 x 3.94)

Kitchen

12'11" x 5'8" (3.94 x 1.75)

Conservatory

9'11" x 9'11" (3.03 x 3.03)

Utility/Garden Room

13'4" x 8'11" (4.07 x 2.72)

Bedroom One

12'11" x 9'11" (3.94 x 3.03)

Bedroom Two

9'11" x 11'3" (3.03 x 3.43)

Bedroom Three

8'0" x 5'8" (2.44 x 1.75)

Shower Room

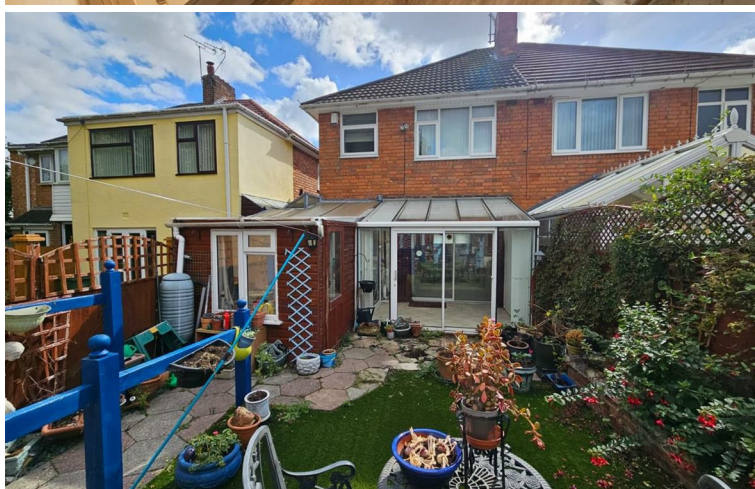
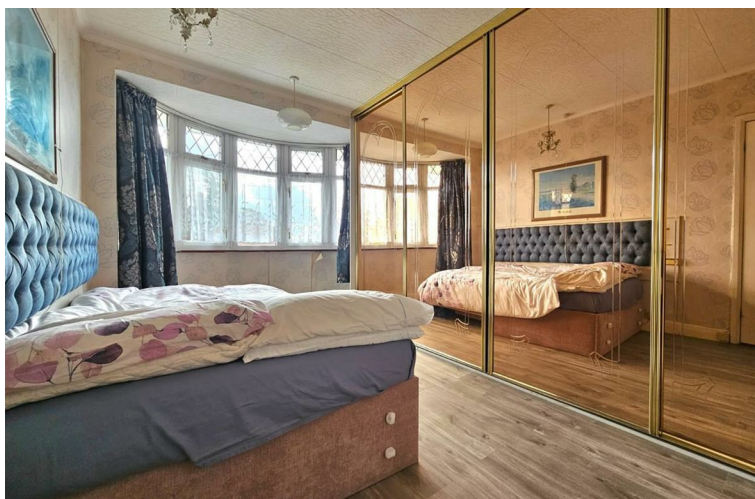
9'3" x 5'8" (2.84 x 1.75)

Rear Garage/Workshop

19'2" x 10'0" (5.86 x 3.05)

Private Rear Garden

Off Road Parking



TENURE: We are advised that the property is freehold

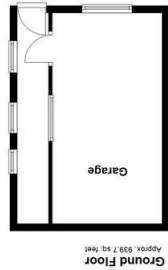
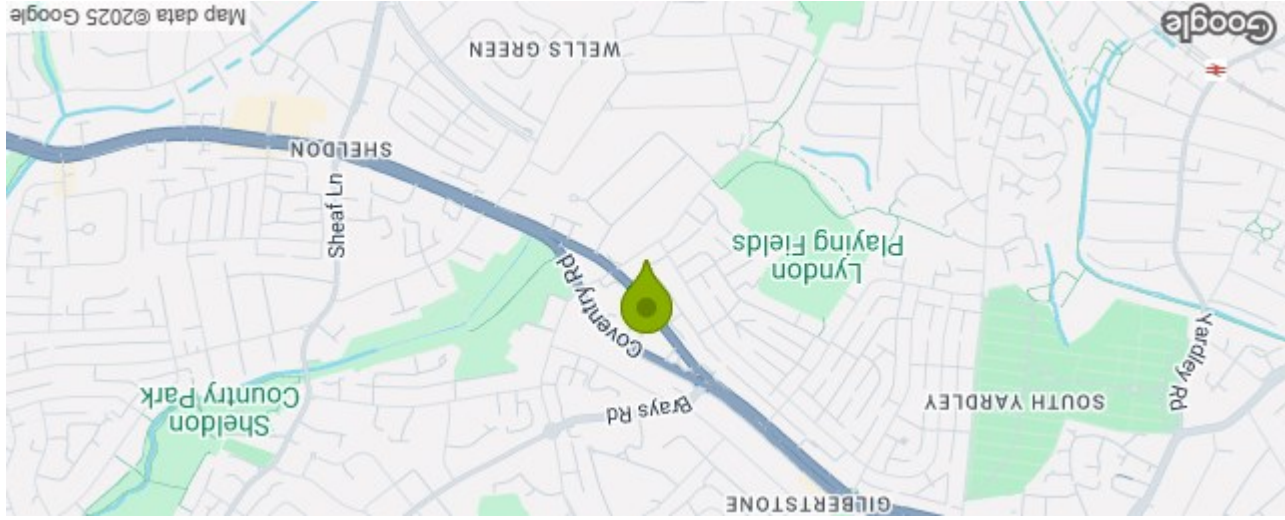
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 17/09/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 17/09/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

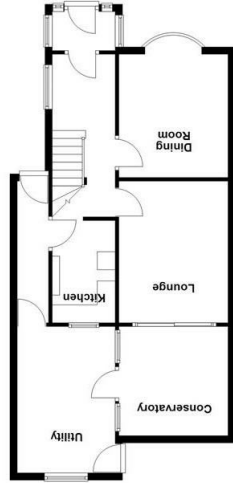
VIEWING: By appointment only with the office on the number below 0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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.

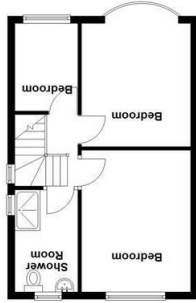
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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. 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 the sale.



Ground Floor
Approx. 939 sq. feet



First Floor
Approx. 355 sq. feet



Total area: approx. 1335.0 sq. feet

37 Wagon Lane Solihull Solihull B92 7PW Council Tax Band: C

| Energy Efficiency Rating | | |
|---|-------------|----|
| Very energy efficient - lower running costs | A (92 plus) | 78 |
| | B (81-91) | |
| Not energy efficient - higher running costs | C (69-80) | |
| | D (55-68) | |
| EU Directive 2002/91/EC | E (39-54) | |
| | F (21-38) | |
| England & Wales | G (1-20) | |

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.