

melvyn Danes ESTATE AGENTS

Wagon Lane

Olton

Offers Around £269,950

Description

This most individual Mews style property is situated in this unique development which backs onto Lyndon Playing Fields. The deceptively spacious accommodation really does need to be seen to be appreciated to appreciate the accommodation on offer which has features of properties usually found in a much higher price band including a ground floor WC, utility room and a good sized private rear garden with an open aspect beyond.

The property is situated in a courtyard style development which was designed to recreate the farm buildings of the original farm. 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.

To the front of the property is a car port and parking area and the internal accommodation benefits from high ceilings and a feature arched glazed window to the rear. Being sold with no upward chain; this superb property really needs to be viewed to be appreciated.













Accommodation

COVERED ENTRANCE PORCH

RECEPTION HALLWAY

GUEST CLOAKS WC

LIVING & DINING ROOM
24'5" 15'6" max (10'8" min) (7.44m 4.72m max (3.25m min))

KITCHEN
13'2" x 6'10" (4.01m x 2.08m)

UTILITY ROOM
6'10" x 6'8" (2.08m x 2.03m)

FIRST FLOOR LANDING

BEDROOM ONE
12'2" x 11'3" (3.71m x 3.43m)

BEDROOM TWO
12'2" x 11'3" (3.71m x 3.43m)

BATHROOM

EXCELLENT REAR GARDEN

CAR PORT

DRIVEWAY PARKING













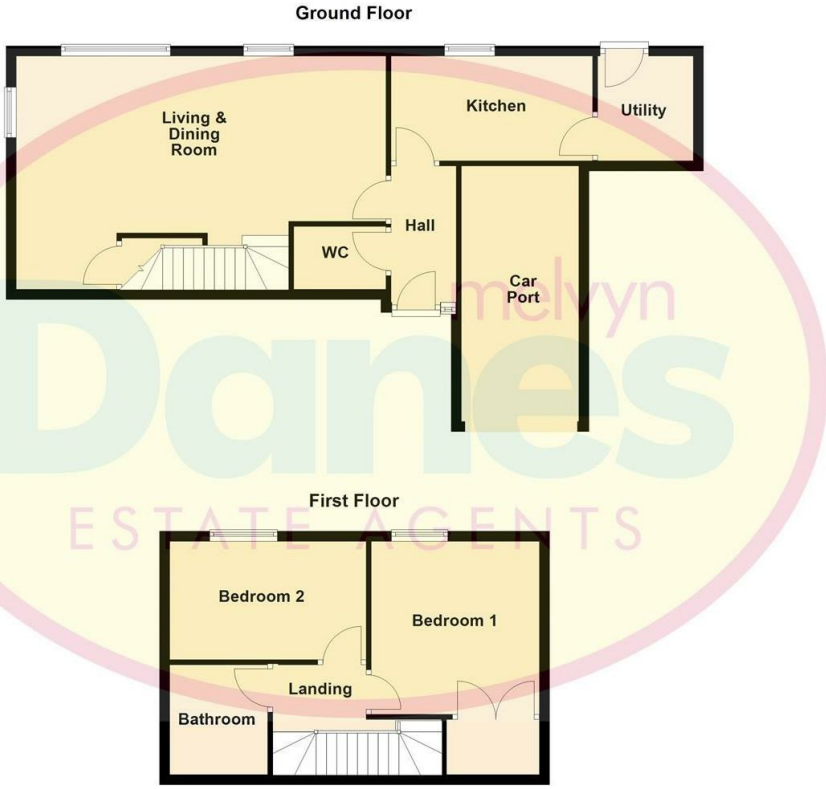
TENURE: We are advised that the property is Freehold. The communal areas are subject to a development management committee that is self managed and each property pays approximately £35pcm maintenance charge into the sinking fund.

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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 02/06/2026 we understand that the standard broadband download speed at the property is around 16 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5500 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage 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.

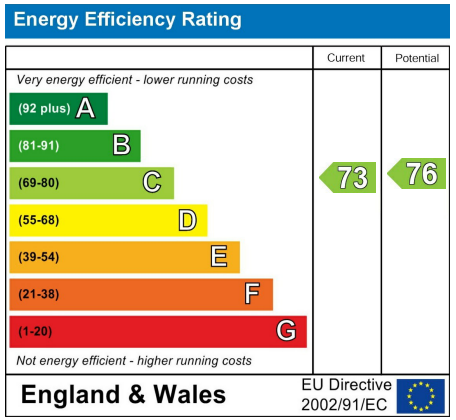
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

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.





Wagon Lane Olton Solihull B92 7PD
Council Tax Band: D



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.

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