



# Wagon Lane,

## £260,000

- SEMI DETACHED BUNGALOW
- PORCH & ENTRANCE HALL
- EXTENDED KITCHEN
- BATHROOM
- GARDENS TO THE FRONT & REAR
- NO ONWARD CHAIN
- LOUNGE
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING (WHERE SPECIFIED)
- GOOD SIZE REAR GARAGE



A semi detached bungalow on a popular road in B92 with no onward chain. This lovely property is a blank canvas ready for you to put your own stamp on. In a superb location near to a good range of shops, facilities and transport links and comprising: enclosed porch, entrance hall, lounge, extended kitchen, three bedrooms and bathroom. Further benefiting from central heating and double glazing (both where specified),, gardens to the front and rear and good size rear garage.

### FRONT

The front garden is laid to lawn with flower and shrub borders and a path leading to a UPVC double glazed door to:-

### ENCLOSED PORCH

Double glazed window to the front, wall light and a hardwood opaque glazed door to:-

### ENTRANCE HALL

Loft access, radiator, laminate flooring, power and light points and doors to:-

### LOUNGE

**11'9 max x 14'8 (3.58m max x 4.47m)**



Single glazed window to the rear, radiator, fireplace, laminate flooring, power and light points and door to:-

### EXTENDED KITCHEN

**5'8 x 15'8 (1.73m x 4.78m)**



The kitchen has a range of eye level, drawer and base units with a work surface over incorporating a stainless steel

sink/drainers with tiling to splash prone areas. Space and plumbing for appliances, wall mounted boiler, single glazed windows to the rear and side, radiator, power and light points and door to:-

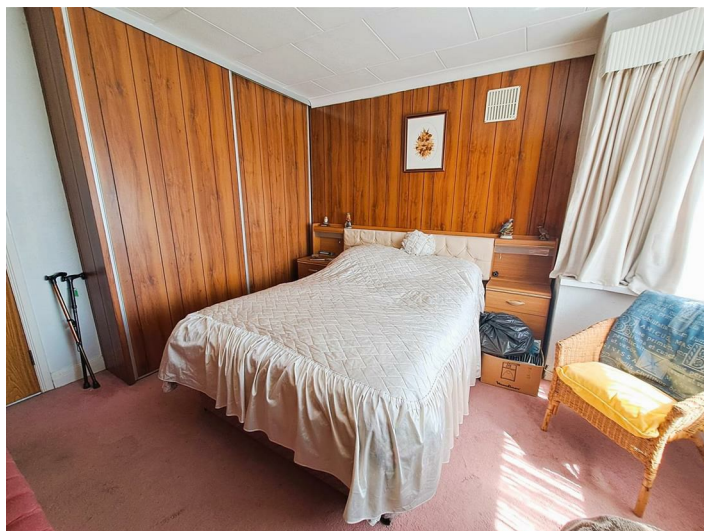
### VERANDAH

**3'7 x 10'5 (1.09m x 3.18m)**

Door to the rear garden and single glazed windows to the rear and side

### BEDROOM ONE

**10'9 x 11'10 to bay excl wardrobes (3.28m x 3.61m to bay excl wardrobes)**



Double glazed bay window to the front, radiator, fitted wardrobes, power and light points

### BEDROOM TWO

**7'3 excl wardrobes x 7'10 (2.21m excl wardrobes x 2.39m)**



Single glazed window to the front, fitted wardrobes, power and light points

### BEDROOM THREE

**7'2 max x 9'9 max (2.18m max x 2.97m max)**

Opaque single glazed window to the side, built in storage cupboard, fitted wardrobes, power and light points



## **BATHROOM**

**5'8 max x 7'8 max (1.73m max x 2.34m max)**



Fitted with a paneled bath with an electric shower over, pedestal sink and a low level flush WC. Tiling to a full height, opaque single glazed window to the side, radiator and ceiling light point

## **REAR GARDEN**



The rear garden is paved for ease of maintenance with fencing to the perimeters and gated access to the front and rear of the property

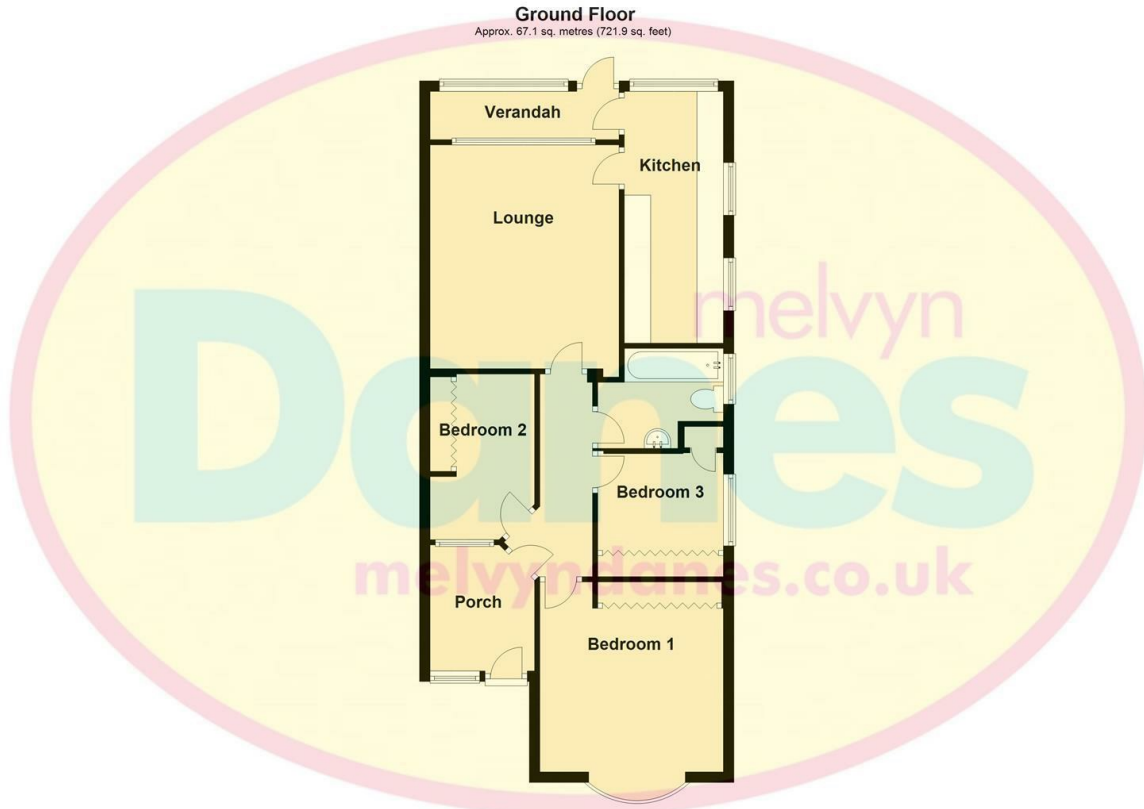
## **REAR GARAGE**

**13'6 x 17' (4.11m x 5.18m)**

With a metal up and over door onto the gated rear vehicular service road and light points.

## FLOOR PLAN

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.



Ground Floor  
Approx. 67.1 sq. metres (721.9 sq. feet)

Total area: approx. 67.1 sq. metres (721.9 sq. feet)

**TENURE:** We are advised that the property is FREEHOLD

**COUNCIL TAX BAND:** C

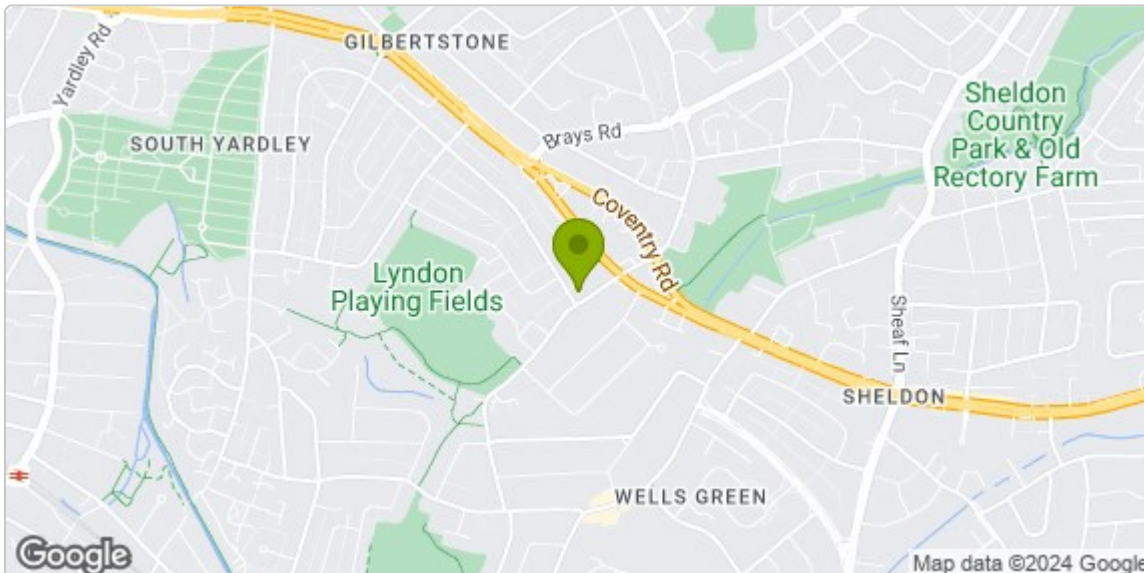
**VIEWING:** By appointment only with the office on the number below.

**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:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

### AGENTS NOTE

Under the terms of the estate agency act 1979 we would like to make all interested parties aware that this property is owned by an employee of Melvyn Danes Estate Agents



**Full Postal Address:**  
49 Wagon Lane Solihull B92  
7PW

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	