

melvyn  
**Danes**  
ESTATE AGENTS

melvyn  
**Danes**  
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melvyn-danes.co.uk  
**FOR SALE**

Wagon Lane

Solihull

Offers Over £440,000

## 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, EV charging point 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)

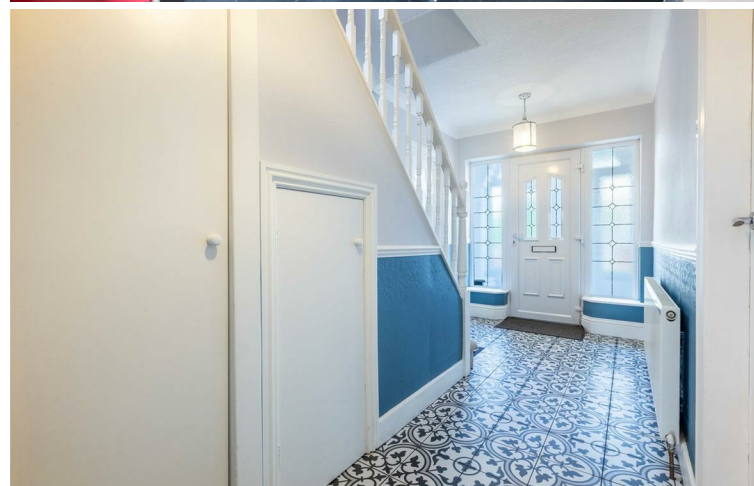
## Bedroom Three

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



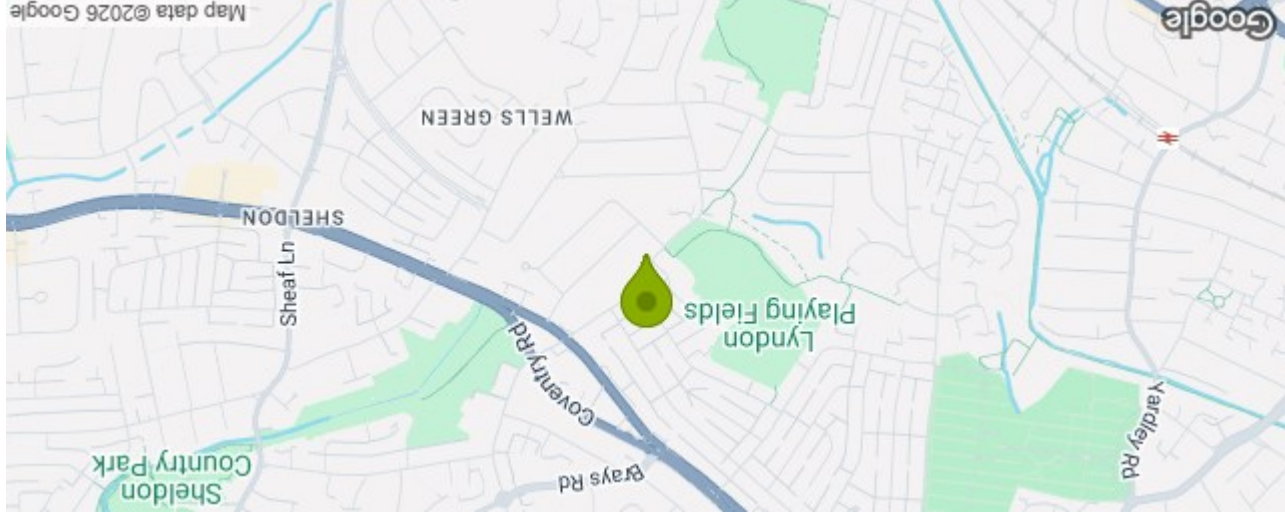
TENURE: We are advised that the property is Freehold.

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.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 12/02/2026 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 postcode area is around 180 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.



### 98 Wagon Lane Solihull B92 7PN Council Tax Band: E

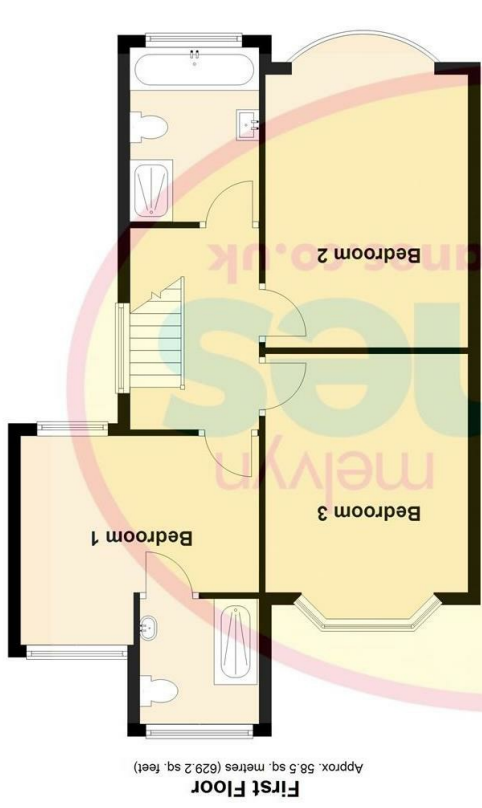
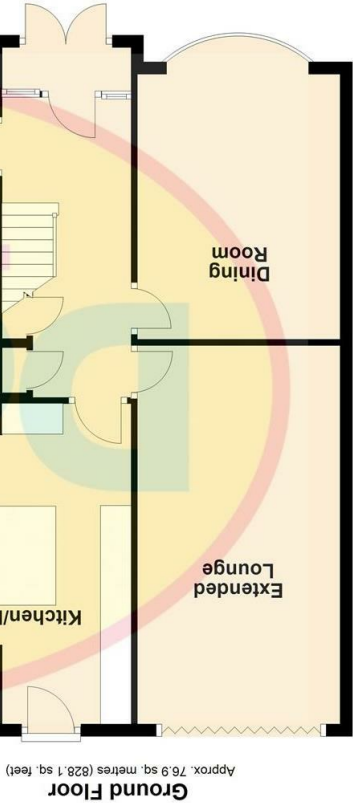
Energy Efficiency Rating	
Potential	84
Current	64

Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92 plus)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	D (55-68)

EU Directive 2002/91/EC

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



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.