



147 WAGON LANE, SOLIHULL, B92 7PD

PURCHASE PRICE OFFERS IN EXCESS OF £200,000





## PROPERTY OVERVIEW

An ideal opportunity to purchase this traditional two bedroom semi detached which would be ideal for a first time purchaser or investor. The property benefits from UPVC double glazing, gas central heating and has the added attraction of having a refitted breakfast kitchen with a UPVC double glazed conservatory leading off. This property also has planning permission to build an extension to the ground and first floor. This property is well located for local shops, schools and public transport, has easy access to the M42 motorway, Birmingham International airport and railway station. The accommodation briefly comprises of: - entrance hall, living room, large refitted breakfast kitchen, UPVC double glazed conservatory, two double bedrooms, modern bathroom and private rear garden. In more detail the property affords:-

## ACCOMMODATION ON THE GROUND FLOOR

Approached via the block paved driveway.

### ENTRANCE HALL

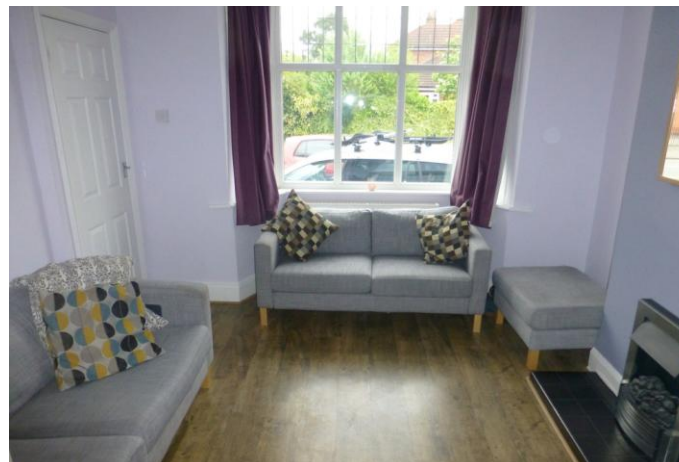
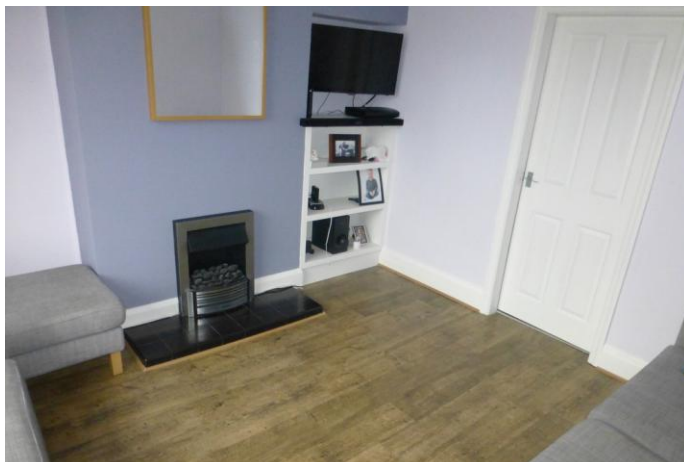
With laminated timber floor, central heating radiator, staircase to the first floor and further door leading to:-

### LIVING ROOM

12' 10" x 11' 9" (3.92m x 3.60m) (max) Having a feature central chimney breast incorporating an electric coal effect fire, fitted shelving, laminated timber floor, UPVC double glazed bay window, central heating radiator, TV point, power points and further door leading to:-

### BREAKFAST KITCHEN

14' 10" x 10' 9" (4.54m x 3.29m) Having an extensive range of fitted units comprising of an inset one and a half bowl sink unit with side drainer, cupboards and drawers beneath, a range of base and wall cupboards, feature beech work tops, built in four ring Smeg gas hob with oven beneath and extractor hood over, plumbing for a dishwasher, integrated fridge/freezer,



microwave, wall mounted Baxi gas central heating boiler, UPVC double glazed window, power points and open aspect leading through to:-

#### CONSERVATORY

9' 10" x 15' 1" (3.00m x 4.60m) (max) UPVC double glazed with a polycarbonated roof, double opening French doors leading out onto a decked area, plumbing for a washing machine, laminated timber floor, power points, contemporary style radiator and two wall light points.

#### FIRST FLOOR

Approached via the staircase from the entrance hall.

#### LANDING

With UPVC obscure glazed window, hatch to the roof space with loft ladder and leading to:-

#### BEDROOM ONE (FRONT)

14' 10" x 13' 3" (4.54m x 4.06m) (max) UPVC double glazed bay window with central heating radiator beneath, further central heating radiator, laminated timber floor, power points and built in wardrobes.

#### BEDROOM TWO (REAR)

10' 10" x 8' 9" (3.31m x 2.68m) UPVC double glazed window, central heating radiator, laminated timber floor and power points.

#### BATHROOM

Being part tiled comprising of a modern white suite, panelled bath, separate shower cubicle with power shower, vanity wash basin with cupboard beneath, low flush wc, UPVC obscure glazed window, contemporary style radiator and recessed lighting.

#### OUTSIDE

#### REAR GARDEN

The property enjoys a private rear garden, having a raised decked area, lawn, timber shed and entrance to the side.

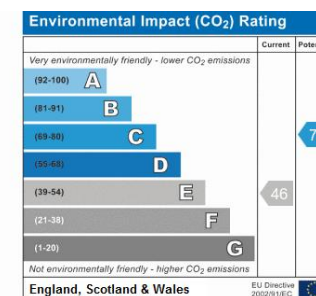
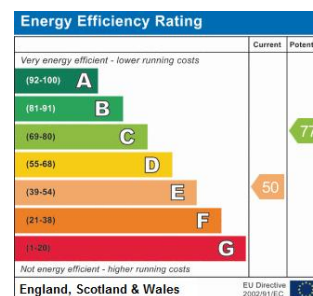
#### TENURE

Freehold

#### VIEWING

Via Xact in Solihull on 0121 712 6222.

#### COUNCIL TAX Council Tax Band C





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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