



The Dairy, 121 Wagon Lane, Solihull, B92  
7PD

Price Guide **£155,000**

- Character Two Bedroom Cottage
- High Ceilings With Modern Interior
- Breakfast Kitchen
- En Suite + Family Bathroom
- Allocated Parking
- Energy Performance Rating – C

0121 709 3300

# The Dairy, 121 Wagon Lane, Solihull, B92 7PD

"The Dairy" is a unique and modern residence situated within this former farm development of residential properties offering contemporary living with character and charm. Boasting central heating and double glazing, & accommodation comprises guest cloakroom, lounge, fitted dining kitchen, two first floor bedrooms with en suite and bathroom. The property also boasts off road parking and well tended communal gardens. NO UPWARD CHAIN

## APPROACH

Situated within a private courtyard development and with shared driveway. Hardwood front door with glazed insert leading to:

## ENTRANCE HALLWAY

Opening to:

## LOUNGE

**14' 7" (4.44M) INTO BAY X 11' 10" (3.61M)**

UPVC double glazed bay window to front aspect, wall light points, central heating radiator, TV aerial point, telephone point, wood laminate flooring, stairs to first floor landing, door to:

## INNER HALLWAY

Doors to guest wc and breakfast kitchen.

## GUEST WC

Close couple wc, recessed spot lights, wall mounted extractor fan, central heating radiator, laminate flooring.

## BREAKFAST KITCHEN

**14' 8" (4.47M) X 9' 3" (2.82M)**

A range of wall and base units with hardwood effect roll top work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, integrated appliances to include oven, four ring gas hob, extractor hood over, washer/dryer, dishwasher and fridge/freezer, further appliance place, UPVC double glazed window to side elevation, recessed spot lights, central heating radiator, ceramic tiling to splash prone areas.

## FIRST FLOOR LANDING

Loft access, doors to both bedrooms and bathroom.

## MASTER BEDROOM

**14' 8" (4.47M) X 9' 6" (2.9M)**

UPVC double glazed window to side aspect, central heating radiator, TV aerial point, telephone point, door leading to:

## EN SUITE SHOWER ROOM

Suite comprising shower enclosure with electric shower over, pedestal wash hand basin, close coupled wc, recessed spot lights, extractor fan, central heating radiator, ceramic tiling to splash prone areas.

## BEDROOM TWO

**9' 10" (3M) X 7' 2" (2.18M)**

UPVC double glazed window to front aspect, central heating radiator.



### **BATHROOM**

Suite comprises panelled bath, pedestal wash hand basin, close coupled flush wc, ceiling mounted extractor fan, central heating radiator, ceramic tiling to splash prone areas.

### **COMMUNAL GARDEN**

Mainly laid to lawn with timber fencing to perimeter.

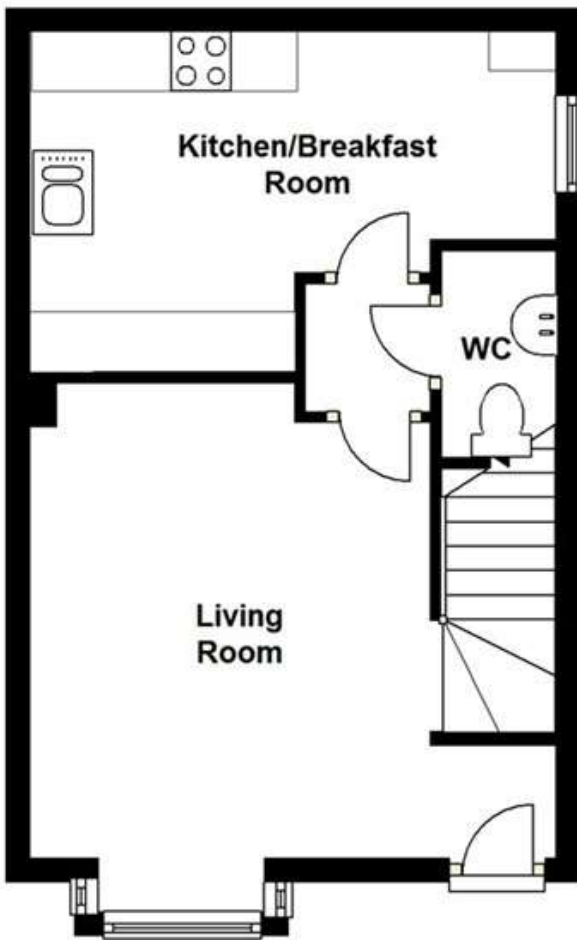
### **PARKING**

Two allocated parking spaces.



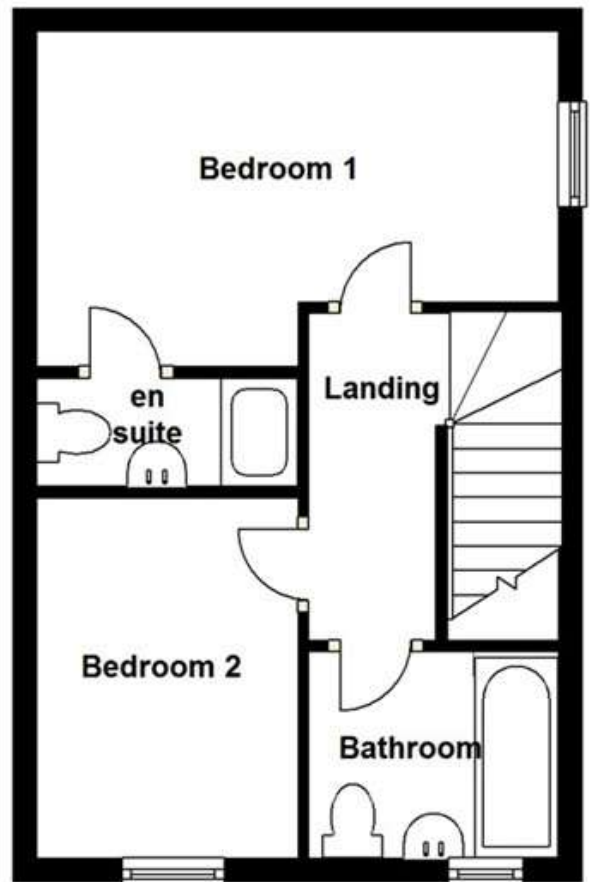
## Ground Floor

Approx. 30.1 sq. metres (324.0 sq. feet)



## First Floor

Approx. 29.2 sq. metres (313.8 sq. feet)



Total area: approx. 59.3 sq. metres (637.8 sq. feet)



2 Manor Walk  
High Street  
Solihull B91 3SX  
Tel: 0121 709 3300  
Email: info@bartleys-uk.com

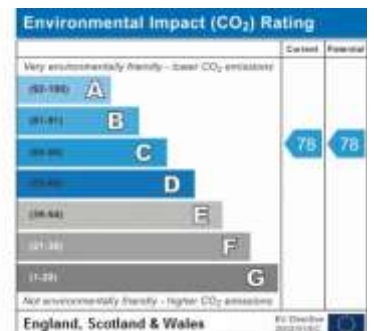
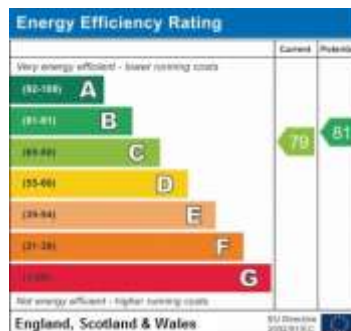
Zoopla.co.uk

Finda Property.com

rightmove.co.uk  
The UK's number one property website

The Property Ombudsman SALES  
OFT Approved code

Radarhomes.co.uk



B750 Printed by Ravensworth 01670 713330

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bartleys Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bartleys Estate Agents or the vendors. Equipment: Bartleys Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. The Owner of the copyright is Bartleys Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.