



Castle Lane, Solihull

Guide Price £425,000





PROPERTY OVERVIEW

Significantly extended, this immaculately presented three-bedroom family home offers a blend of modern living spaces across three floors.

Stepping into the property, you are greeted by a spacious entrance hallway leading to the heart of the home – a superb open plan kitchen / dining / family room. Ideal for entertaining guests, this bright and airy space features skylights and rear garden access. Adjacent to the kitchen, a cosy family room provides a serene retreat, while the large living room offers ample seating space for relaxation. In addition to this, the ground floor also benefits from a convenient guest cloakroom, utility room and an integral garage.

The first floor houses three generously sized bedrooms, all complemented by a well-appointed family shower room. Ascending to the second floor, a versatile loft conversion with an ensuite shower room provides additional flexibility to the layout. The loft conversion, although currently not compliant with building regulations to be used as a bedroom, offers the potential for alteration to suit the buyer's needs.





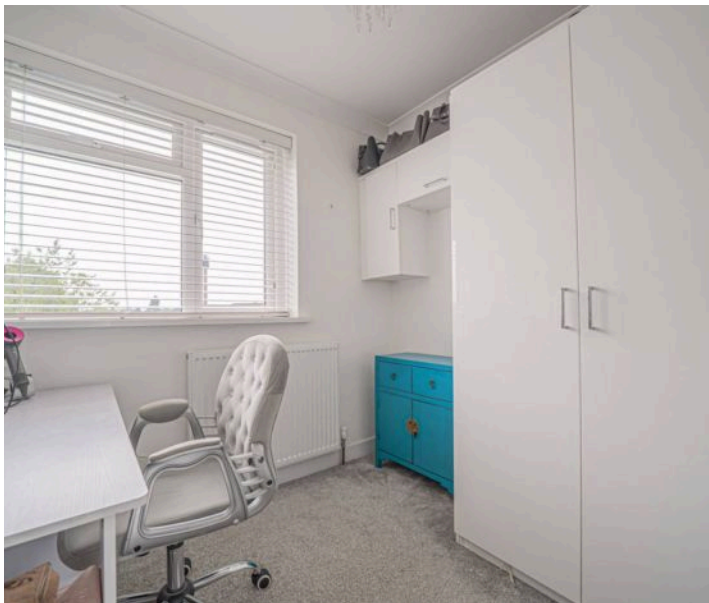
Outside, the property boasts a well-maintained rear garden, perfect for al fresco gatherings, and a convenient driveway accommodating multiple vehicles. Whether enjoying a quiet moment outdoors or hosting a vibrant gathering, the property offers a seamless blend of indoor-outdoor living opportunities. With its thoughtfully designed interior spaces, versatile loft conversion, and inviting exterior features, this family home presents a compelling opportunity for discerning buyers seeking both comfort and practicality within a desirable residential setting.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold





- Extended Three Bedroom Family Home
- Set Over Three Floors
- Large Versatile Loft Conversion With En-Suite
- Superb Open Plan Kitchen / Dining / Family Room
- Spacious Living Room
- Three Generously Sized Bedrooms
- Family Shower Room
- Well Maintained Rear Garden



ENTRANCE HALLWAY

WC

LIVING ROOM

12' 8" x 12' 5" (3.87m x 3.79m)

KITCHEN / DINING / FAMILY ROOM

26' 5" x 17' 3" (8.06m x 5.25m)

FAMILY ROOM

12' 6" x 10' 8" (3.82m x 3.26m)

UTILITY ROOM

7' 10" x 5' 11" (2.40m x 1.80m)

INTEGRAL GARGAE

11' 10" x 8' 1" (3.61m x 2.46m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 2" x 11' 5" (3.72m x 3.49m)

BEDROOM TWO

11' 3" x 7' 10" (3.44m x 2.40m)

BEDROOM THREE

8' 4" x 7' 6" (2.54m x 2.28m)

SHOWER ROOM

7' 10" x 7' 1" (2.40m x 2.17m)

SECOND FLOOR

LOFT ROOM

15' 6" x 13' 5" (4.72m x 4.08m)

ENSUITE

8' 1" x 2' 10" (2.46m x 0.87m)

TOTAL SQUARE FOOTAGE

151.1 sq.m (1626 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

**ITEMS INCLUDED IN THE SALE**

Free-standing cooker, kitchen extractor, fridge/freezer, dishwasher, some carpets, some blinds and some light fittings.

ADDITIONAL INFORMATION

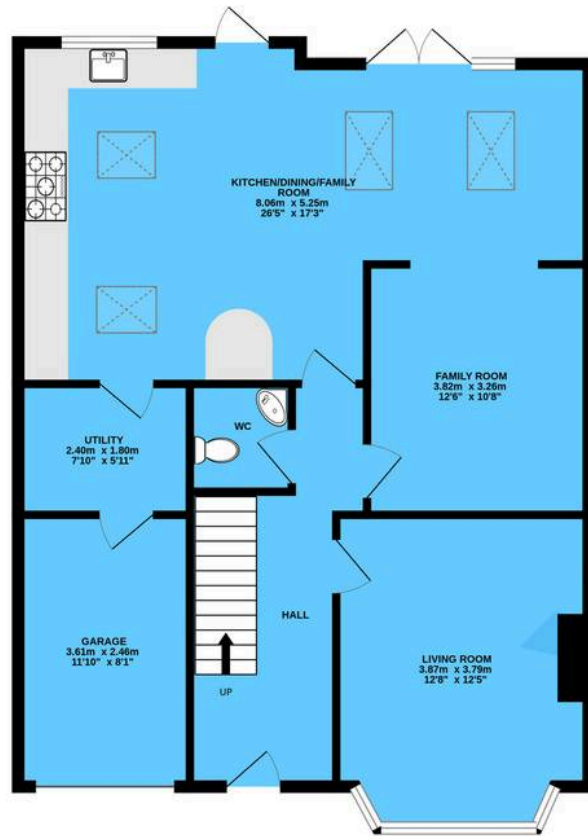
Services – direct mains water, sewers and electricity.
Broadband – FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

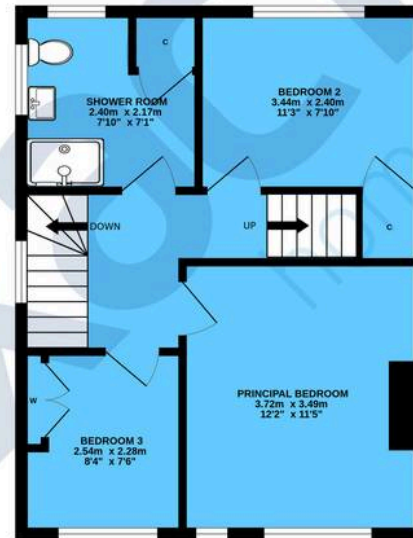
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 151.1 sq.m. (1626 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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