



Castle Lane, Solihull

Guide Price £399,950



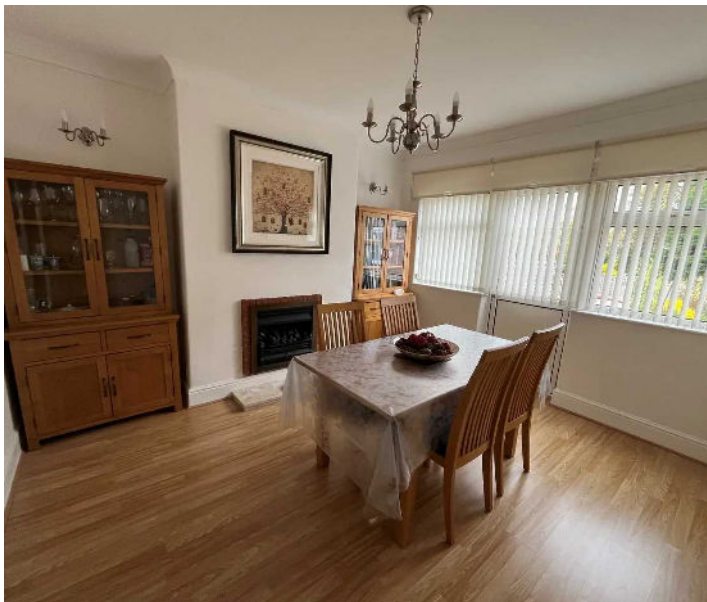


PROPERTY OVERVIEW

A fantastic opportunity to purchase this traditional three bedroom extended semi detached which must be viewed internally to be appreciated. This property has been immaculately maintained throughout, benefits from gas central heating, double glazing and has the added attraction of a large extended kitchen to the rear. This property is within a five minute walk of Olton Railway Station and briefly comprises of: enclosed porch, entrance hall, living room, dining room, extended fitted kitchen, three bedrooms, bathroom and large landscaped rear garden.

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.

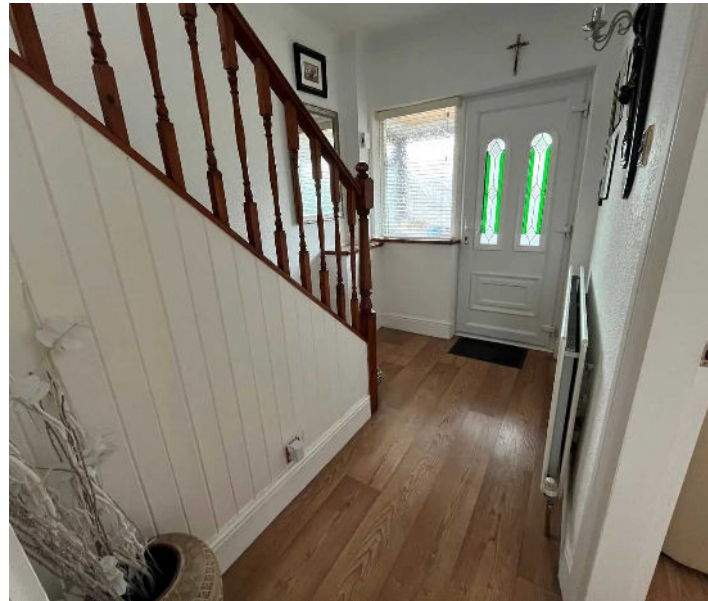




Council Tax band: C

Tenure: Freehold

- Three Bedroom Extended Semi Detached
- Internal Viewing Essential
- Easy Walking Distance To Olton Railway Station
- Immaculately Maintained
- Two Reception Rooms
- Extended Fitted Kitchen
- Three Bedrooms
- Bathroom
- Large Landscaped Garden





PORCH

ENTRANCE HALL

LIVING ROOM

13' 1" x 12' 0" (3.99m x 3.66m)

DINING ROOM

12' 3" x 11' 2" (3.73m x 3.40m)

KITCHEN

23' 1" x 8' 0" (7.04m x 2.44m)

FIRST FLOOR

BEDROOM ONE

14' 4" x 12' 2" (4.37m x 3.71m)

BEDROOM TWO

12' 3" x 11' 2" (3.73m x 3.40m)

BEDROOM THREE

9' 0" x 8' 2" (2.74m x 2.49m)

BATHROOM

6' 9" x 6' 4" (2.06m x 1.93m)

TOTAL SQUARE FOOTAGE

Total floor area: 95.0 sq.m. = 1023 sq.ft. approx.

OUTSIDE THE PROPERTY

LARGE LANDSCAPED REAR GARDEN



**ITEMS INCLUDED IN SALE**

Free standing cooker, integrated oven, integrated hob, extractor and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

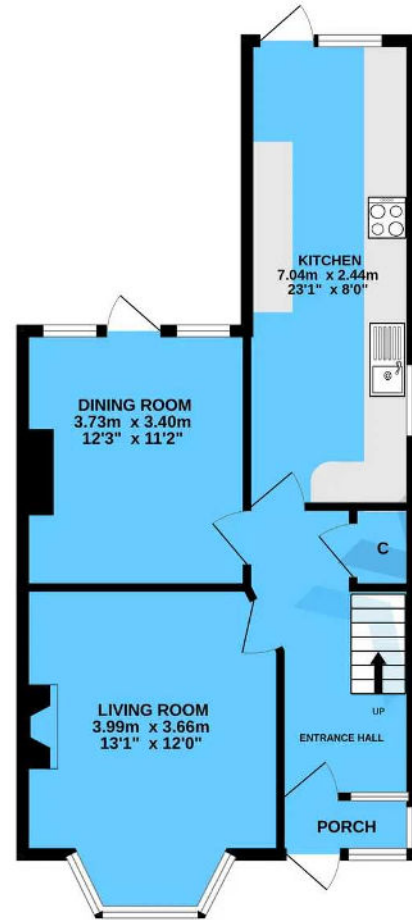
Services - mains gas and electricity. Broadband - Virgin. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

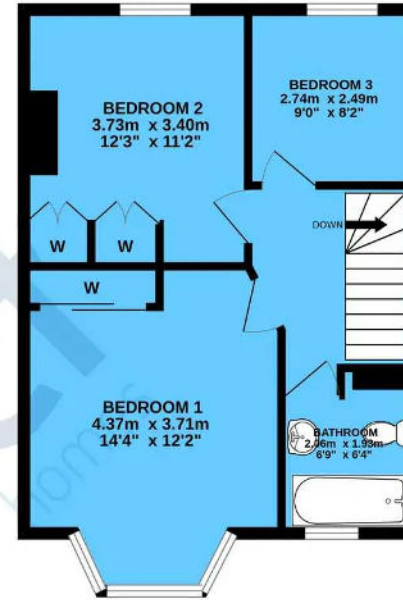
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 95.0 sq.m. (1023 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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Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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