



Castle Lane, Solihull

Guide Price £390,000





PROPERTY OVERVIEW

This tastefully renovated three-bedroom semi-detached property represents a superb opportunity to acquire a modern home in a highly desirable location. Remodelled and updated by the existing owners to a high standard, this residence presents a comfortable and contemporary living space that is sure to attract discerning buyers seeking a stylish family home. Upon entering the property, you are welcomed into a bright and airy entrance hallway that sets the tone for the entire residence. The dual aspect living/dining room boasts an abundance of natural light, creating a warm and inviting atmosphere for both relaxing and entertaining. The modern fitted kitchen is equipped with fully integrated appliances, offering both functionality and style. One of the standout features of this property is the conversion of the garage into an additional family room, providing versatile living space that can be adapted to suit the needs of the occupants. This bonus room offers flexibility and convenience for modern living. Moving to the first floor, you will find three well-appointed bedrooms, comprising two doubles and a single, all of which are serviced by a modern family bathroom. Each bedroom offers comfortable and private retreats, perfect for rest and relaxation.



Outside, the property boasts a low maintenance rear garden that has been paved for ease of upkeep, providing a tranquil outdoor space for enjoying the fresh air and sunshine. To the front of the property, a driveway offers parking for multiple vehicles, ensuring convenience for residents and guests alike. In summary, this modern and meticulously presented property offers a fantastic opportunity to own a stylish family home in a sought-after location. With its tasteful renovation, versatile living spaces, and convenient amenities, this residence is sure to appeal to those looking for a comfortable and contemporary lifestyle. Viewing is highly recommended to fully appreciate all that this property has to offer.

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: D

Tenure: Freehold





- Three Bedroom Semi-Detached Property
- Recently Renovated & Remodeled
- Dual Aspect Living / Dining Room
- Fitted Kitchen
- Large Family Room
- Two Doubles & A Single
- Modern Appliances Throughout
- Low Maintenance Rear Garden
- Large Driveway

PORCH

ENTRANCE HALLWAY

DINING ROOM

13' 3" x 9' 9" (4.04m x 2.97m)

LIVING ROOM

11' 4" x 10' 11" (3.45m x 3.33m)

KITCHEN

9' 6" x 9' 5" (2.90m x 2.87m)

FAMILY ROOM

14' 4" x 9' 0" (4.37m x 2.74m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 3" x 9' 9" (4.34m x 2.97m)

BEDROOM TWO

13' 8" x 9' 10" (4.17m x 3.00m)

BEDROOM THREE

6' 10" x 6' 4" (2.08m x 1.93m)

BATHROOM

6' 7" x 6' 0" (2.01m x 1.83m)

TOTAL SQUARE FOOTAGE

103 sq.m (1109 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LOW MAINTENANCE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, washing machine, all carpets, blinds and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

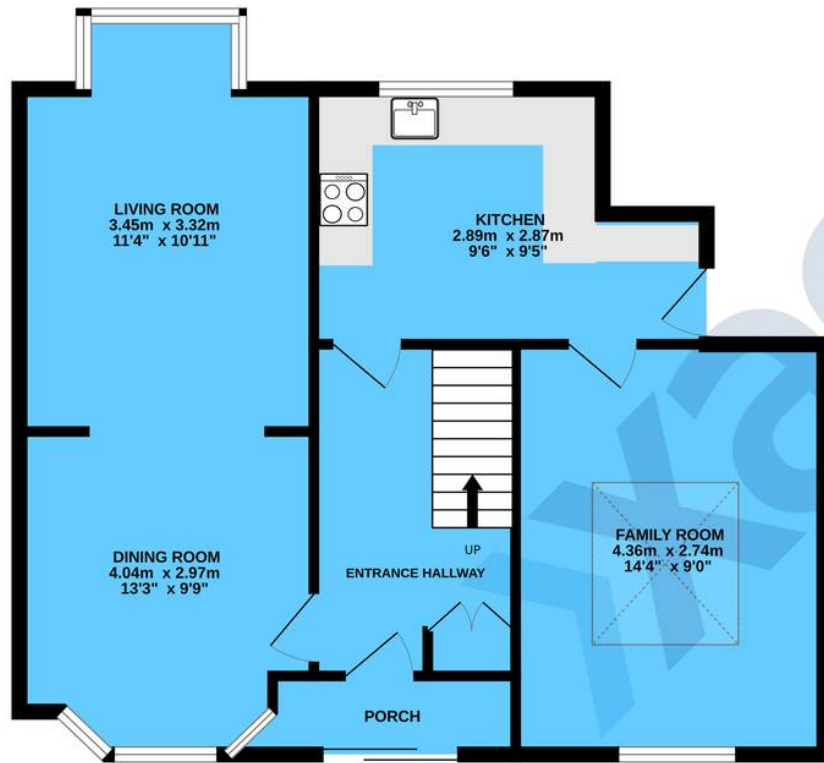
Services - mains gas and electricity. Broadband - EE.

MONEY LAUNDERING REGULATIONS

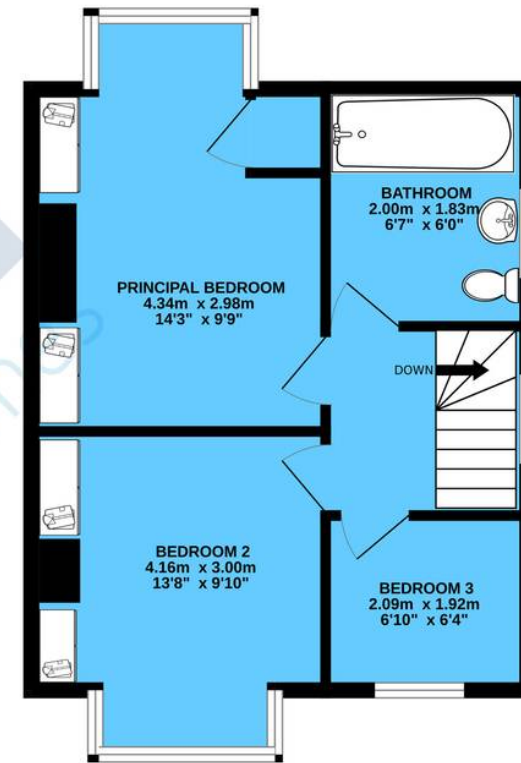
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 103.0 sq.m. (1109 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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