

Castle Lane

Solihull

Asking Price £350,000

Description

Castle Lane is ideally placed for local shops and Olton Railway Station which is approximately 1 mile away offering services to Birmingham and beyond. Frequent bus services operate from the railway station providing access to the city centre of Birmingham, via Acocks Green, or towards the town centre of Solihull where one will find an excellent array of shopping facilities including those along the High Street and within the Touchwood development which hosts a multi-screen cinema, a wide choice of restaurants and access to Solihull Arts Complex. Castle Lane joins both the A41 Warwick Road, via Ulverley Green Road, and Hobs Moat Road where one will find further shopping facilities, Solihull Ice Rink, a choice of restaurants and takeaway outlets, behind which is a local library and doctors surgery.

Hobs Moat Road joins the A45 Coventry Road in Sheldon which gives access to the city centre of Birmingham or in the opposite direction to the National Exhibition Centre, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway which forms the hub of the national motorway network.

The extended three/four bedroomed semi detached property is available with vacant possession. The property is approached by a large block paved drive way affording parking for numerous vehicle's that leads to the side passage access and front porch entrance. Thew entrance porch is an ideal reception and allows access into the main accommodation which comprises of entrance hall with cloaks and boot storage, living room with bay window and feature fire place with concertina doors opening into the dining room, currently set up as a study/hobby room with French doors opening onto the rear garden. Off the hall is the fitted kitchen with integrated appliances, Belfast sink and a pleasant view over the gardens. Having side door access into the covered aide passage with front and rear access.

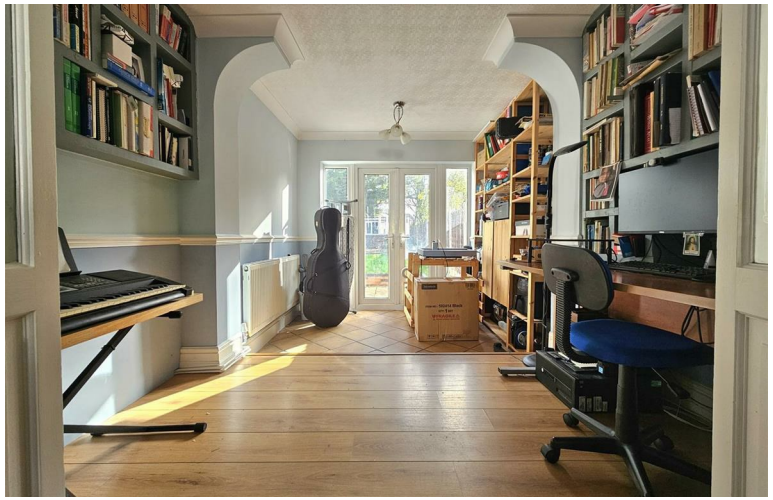
To the first floor we have three bedrooms two of which are doubles with the third being a generous single and more recently fitted family shower room. Off the landing is a door allowing access to a staircase that leads to the partially converted loft space. With the benefit of sky lights and open floor space. This could make an ideal bedroom subject to relevant permissions and criteria being met.

To the rear we have a private garden mainly laid to lawn with a two patio areas and access into a brick built rear garage/workshop that has the benefit of power and lighting.













Accommodation

Entrance Porch

Entrance Hall

Living Room
9'8" x 17'0" (2.950 x 5.201)

Dining Room
9'8" x 13'2" (2.950 x 4.038)

Kitchen
5'9" x 13'10" (1.771 x 4.232)

Covered Side Passage

Bedroom One
9'10" x 10'11" (2.998 x 3.344)

Bedroom Two
9'1" x 7'9" (2.792 x 2.380)

Bedroom Three
6'8" x 7'7" (2.039 x 2.336)

Shower Room
6'9" x 5'6" (2.062 x 1.691)

Open Loft Space With Staircase
14'3" max x 11'9" max (4.357 max x 3.591 max)

Private Rear Gardens

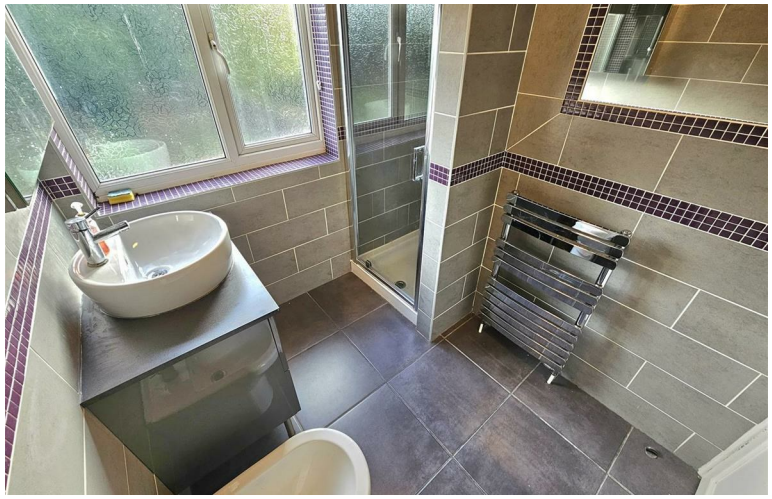
Rear Garage/Workshop

Off Road Parking













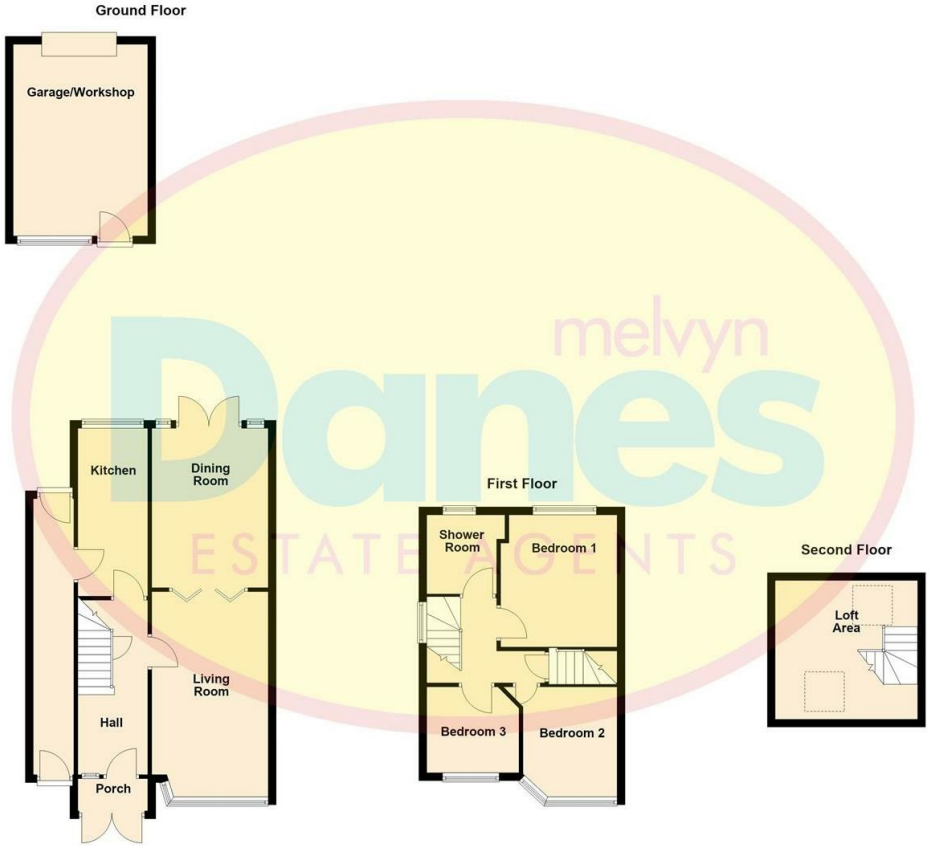
TENURE: We are advised that the property is Leasehold

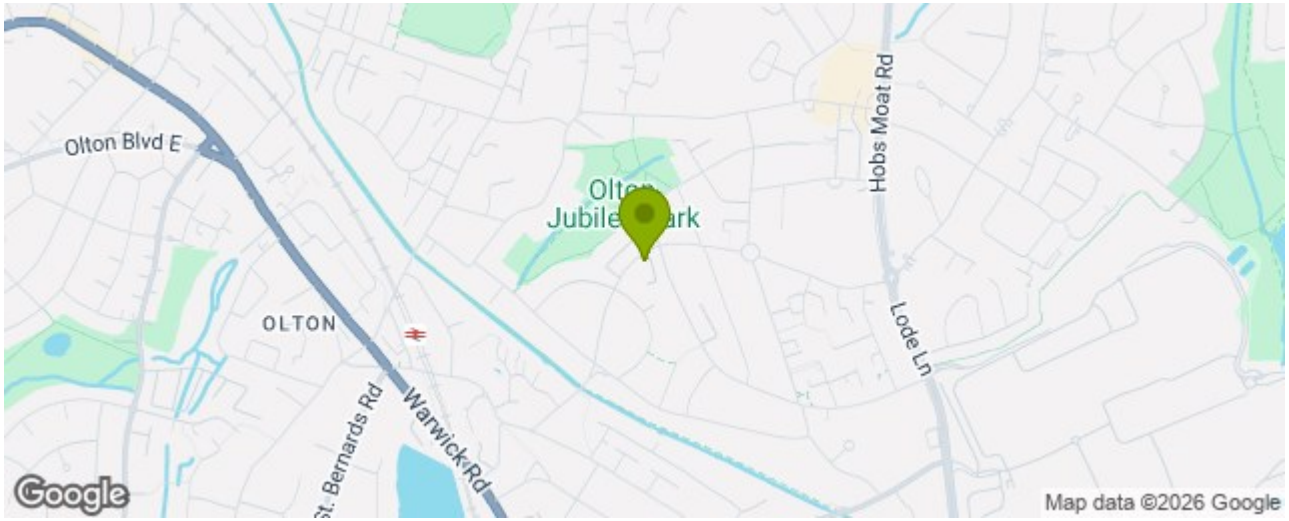
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 2/11/2026 we understand that the standard broadband download speed at the property is around 16 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5500 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

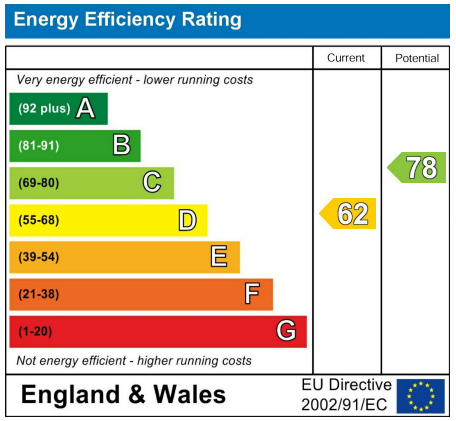
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





116 Castle Lane Solihull Solihull B92 8RN
Council Tax Band: D



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.