

Castle Lane

Solihull

Asking Price £340,000

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.

This well presented and extended three bedroomed semi detached property offers well proportioned rooms in a sought after location with the benefit of particularly large gardens with rear access.

The property is approached via a double width block paved drive allowing parking for numerous vehicle's that leads up to the front entrance porch accessed via a glazed sliding door. A secondary door leads into the accommodation which comprises of entrance hall, dining room with bay window and feature fire place, rear reception room; an extended room set up as a living room with French doors opening onto the landscaped rear garden. Fitted kitchen with a range of integrated appliances and ample wall mounted storage with rear access onto the garden.

To the first floor we have three bedrooms, two of which are good sized doubles with the principle room having a lovely curved bay window. The third bedroom is a single room set up as a study. Off the landing is the family bathroom fitted with 3 piece suit with shower over the bath with glass screen as well as loft access offering a boarded storage and drop down ladder.

To the rear we have the most amazing garden. Properly landscaped, offering zoned areas for entertainment or gardening and benefitting from electrical points throughout. You're greeted by a large porcelain patio boarded by a dwarf brick wall and benefitting from multiple seating areas with steps that lead to the first lawn, with mature boarders and panelled fencing. The garden continues to a third area offering another expanse of lawn as well as a second patio area, and access into a further good quality shed with the benefit of power and lighting. The final part of the garden is set up offering a more cottage/wooded feel with a seating and fire bowl area. Gated access leads onto a rear access road, which is accessed off Castle Lane via secure gates, offering extra off road parking. Where relevant permissions are checked, further storage or a sizeable garage could be erected.













Accommodation

Entrance Porch

Entrance Hall

Dining Room
12'5" x 10'3" (3.79 x 3.13)

Living Room
19'3" x 10'3" (5.87 x 3.13)

Fitted Kitchen
16'4" x 5'4" (5.00 x 1.64)

Bedroom One
12'5" x 10'3" (3.79 x 3.13)

Bedroom Two
10'8" x 10'3" (3.27 x 3.13)

Bedroom Three
6'10" x 5'4" (2.10 x 1.64)

Family Bathroom
7'2" x 6'3" (2.19 x 1.91)

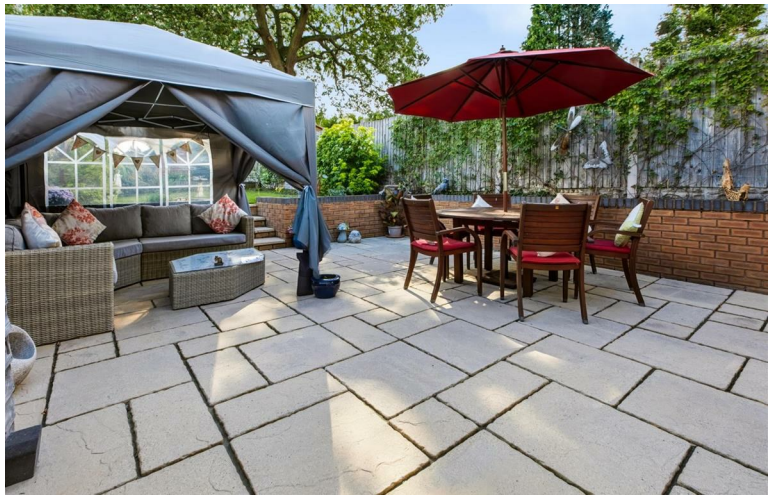
Private Rear Gardens With Rear Access

Off Road Parking













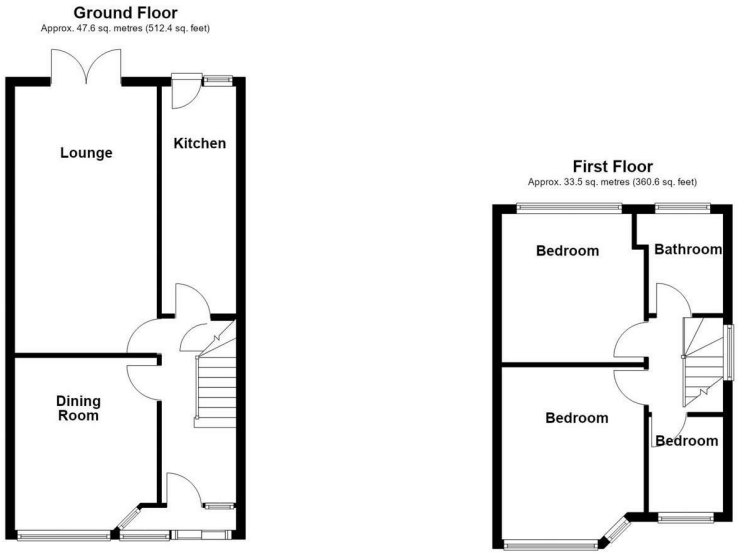
TENURE: We are advised that the property is Freehold

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 6/10/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 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.

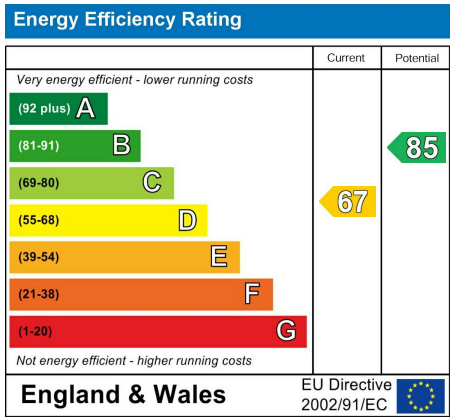
REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services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



Total area: approx. 81.1 sq. metres (872.9 sq. feet)



98 Castle Lane Solihull Solihull B92 8RN
Council Tax Band: C



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.