



# Castle Lane, Solihull

## Guide Price £300,000

- **THREE BEDROOMS**
- **KITCHEN/DINING ROOM**
- **OFF ROAD PARKING**
- **CENTRAL LOCATION**
- **EXTENDED**
- **SINGLE GARAGE**
- **CHAIN FREE**
- **WELL PRESENTED**

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 property is set back from the road behind a tarmac driveway affording multiple off road parking leading to the upvc door allowing access to entrance porch.

#### **ENTRANCE PORCH**

Accessed via upvc glazed door and leading through to reception hall.

#### **ENTRANCE HALL**

A bright hall allowing access to the first floor, living dining room, kitchen and garage.

#### **LIVING DINING ROOM**

**28'2" x 11'1" (8.6 x 3.4)**



A good sized through room with bay window to front and French doors opening onto the garden to the rear. With ceiling light and wall mounted radiators.

#### **KITCHEN BREAKFAST ROOM 17'0" x 15'8" (5.2 x 4.8)**



An extended room with a well fitted kitchen with a range of wall mounted and base units with worktop over. With integrated appliances including electric oven with gas hob, fridge, freezer, dishwasher, space and plumbing for washer and dryer. With 1.5 bowl sink with mixer tap. With access into the garage and ample room in the extension for a large dining table and chairs. Having French doors opening onto the rear garden.



**BEDROOM ONE**  
**13'9" x 11'1" (4.2 x 3.4)**



A good sized double room with bay window to front elevation. Fitted wardrobes, ceiling light and wall mounted radiator.

**BEDROOM TWO**  
**14'1" x 11'1" (4.3 x 3.4)**



Another double room with window to rear elevation. with a bank of built in wardrobes, ceiling light and wall mounted radiator.

**BEDROOM THREE**  
**6'8" x 6'6" (2.05 x 2.00)**

A single room with window to front elevation. fitted with bedroom furniture allowing for an ideal child's bedroom. With ceiling light and wall mounted radiator.

**FAMILY BATHROOM**  
**6'8" x 6'6" (2.05 x 2.00)**



A fitted bathroom with bath and shower over, toilet and wash basin, with window to rear elevation, heated towel rail and ceiling light.

**GARAGE**  
**16'4" x 10'9" (5 x 3.3)**

A single integral garage with barn style doors with power and lighting.

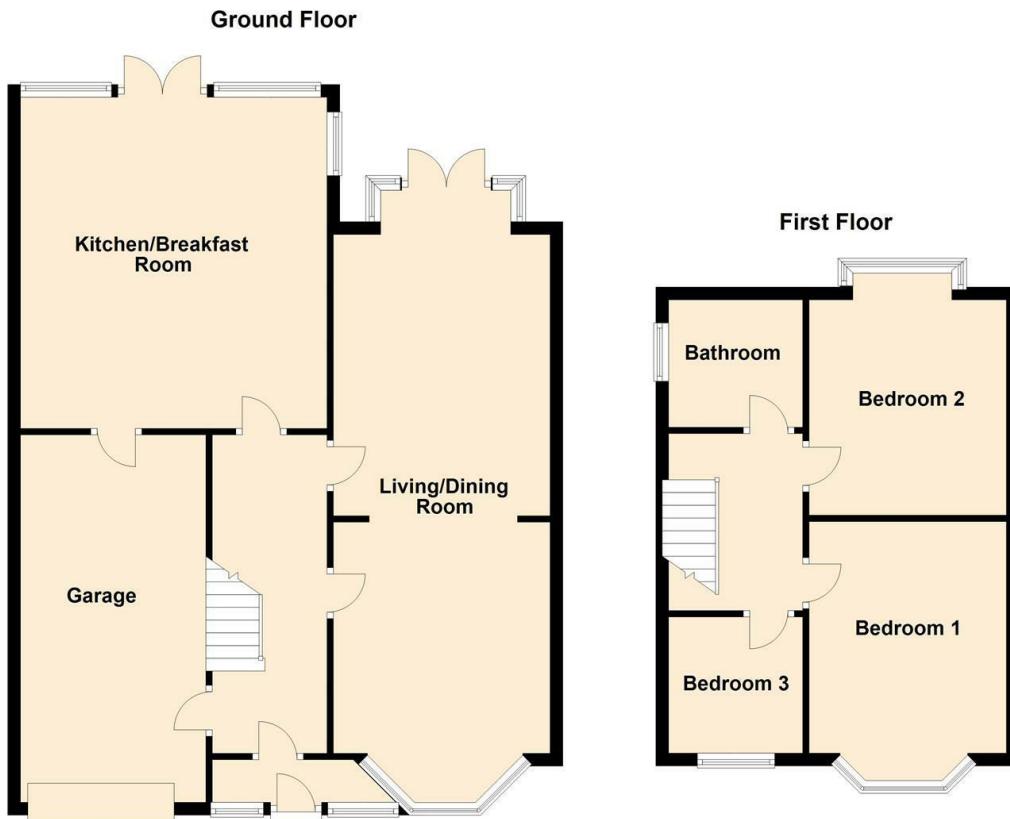
**OUTSIDE**



Having a good sized drive way allowing parking for numerous vehicles. To the rear we have a private garden mainly laid to lawn with patio area and bordered with panelled fencing.

## FLOOR PLAN

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.



**TENURE** We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

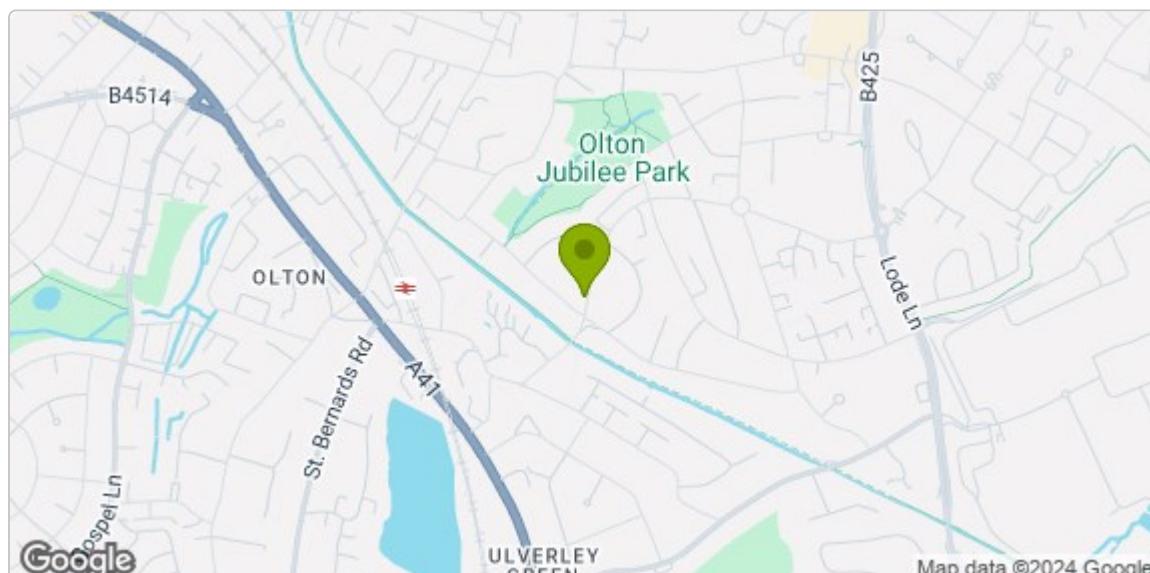
### VIEWING

By appointment only please with the Solihull office on 0121 711 1712

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**THE CONSUMER PROTECTION REGULATIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			