

melvyn Danes
ESTATE AGENTS

Castle Lane

Solihull

Offers In Excess Of £325,000

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 property is approached via a driveway with generous side garden and mature planting that leads to the side gate access, garage door on front porch access. Upon entering the porch there is a further front door leading into the accommodation which comprises of entrance hall with ground floor WC access. Living room with bay window and feature fire place, dining room with wall mounted fire, kitchen with space and plumbing for free standing appliances and a side door onto the side garden.

To the first floor we have three double bedrooms bedrooms with the principle room being of generous proportions with all the bedrooms having fitted wardrobes or closet storage. Off the landing is the shower room fitted with walk in shower and wash basin with the toilet being in a sperate space.

To the rear we have a manageable garden mainly laid to lawn with panelled fencing and potential for side extension subject to planning. The garage is a good size with barn style doors to the front and a window overlooking the side garden.













Accommodation

Entrance Porch

Entrance Hall

Living Room
10'6" x 13'3" (3.207 x 4.053)

Dining Room
10'2" x 10'11" (3.110 x 3.337)

Kitchen
11'4" x 7'5" (3.473 x 2.285)

Ground Floor WC

Bedroom One
12'3" x 9'11" (3.753 x 3.030)

Bedroom Two
6'11" x 11'0" (2.124 x 3.365)

Bedroom Three
9'11" x 7'10" (3.027 x 2.403)

Shower Room
6'11" x 7'5" (2.116 x 2.284)

Seperate WC

Single Garage
14'6" x 8'0" (4.432 x 2.453)

Private Rear And Side Gardens

Off Road Parking







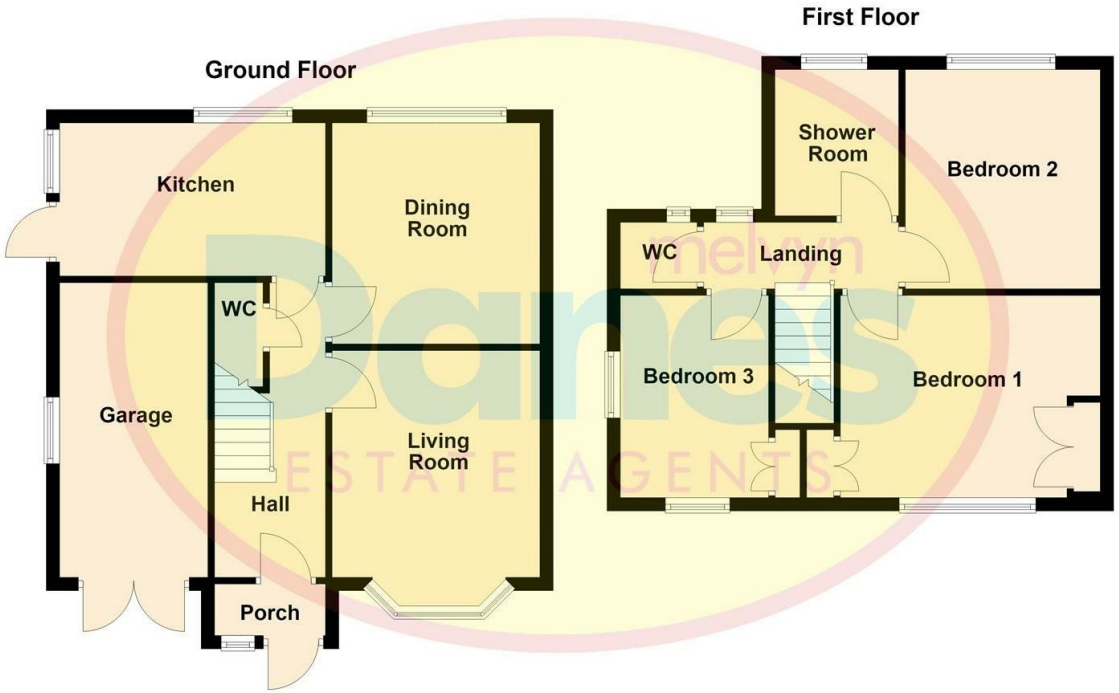

TENURE: We are advised that the property is Freehold.

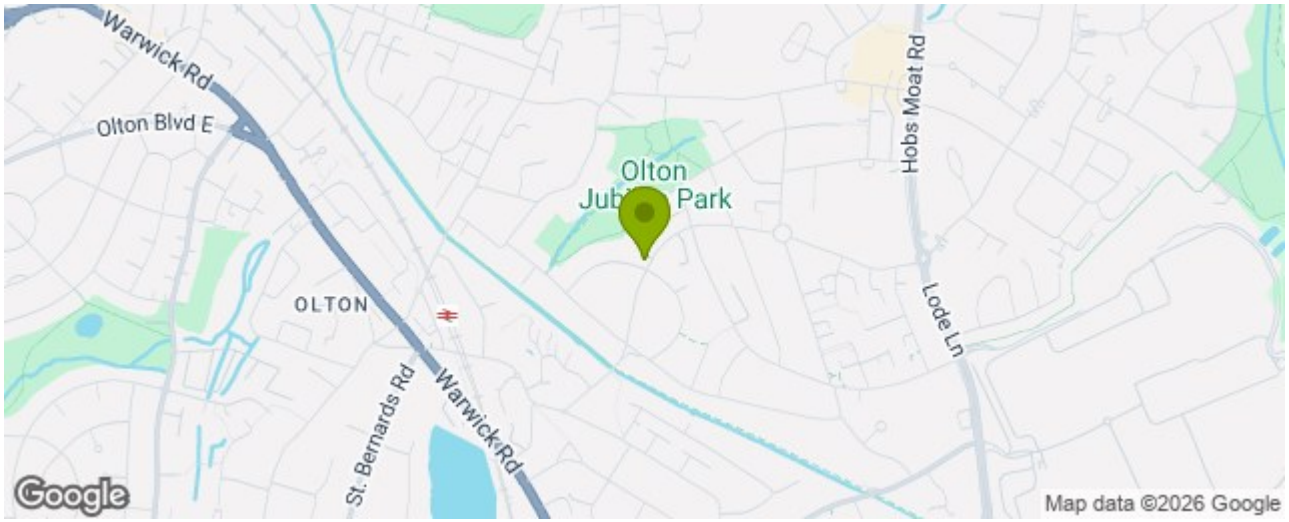
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 13/10/2026 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.

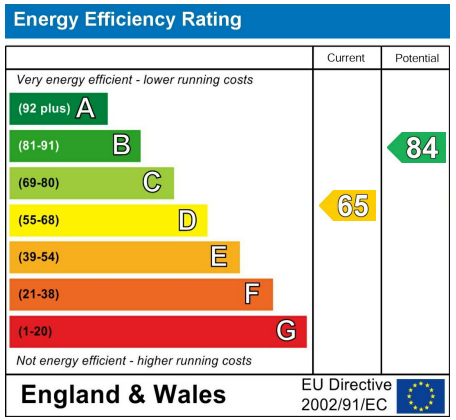
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.





93 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.