



melvyn
Danes
ESTATE AGENTS



Castle Lane
Solihull
Asking Price £400,000

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 three bed detached property is set behind a generous drive way allowing parking for numerous vehicles, leading to the accommodation which comprises of entrance porch, entrance hall, second reception/dining room with bay window, open plan living dining room with French doors onto the rear garden, extended kitchen with breakfast bar and a range of integrated appliances and with French doors onto the rear garden. Off the hall is a ground floor WC and access to the first floor.



To the first floor we have three bedrooms two of which are generous double with the third being a small double or large single. The principle bedroom is fitted with a range of bedroom furniture with the second bedroom having fitted closed storage. The family bathroom is a good size and offers a clean finish with large walk-in shower, wash basin and toilet with vanity storage.



To the rear we have a generous private garden with side gate access. A large patio leads onto the generous lawned area that runs parallel to the single garage with up and over door. The whole garden is bordered by panelled fencing.

Accommodation

Entrance Porch

Entrance Hall

Snug/Living Room

9'10" x 14'0" (3.00 x 4.28)

Open Plan Sitting/Dining Room

10'8" x 14'0" + 10'8" x 7'4" (3.26 x 4.28 + 3.26 x 2.24)

Kitchen

15'2" x 9'0" (4.63 x 2.76)

Ground Floor WC

Bedroom One

10'4" x 13'1" (3.16 x 4.00)

Bedroom Two

10'11" x 12'5" (3.34 x 3.79)

Bedroom Three

6'9" x 7'9" (2.06 x 2.38)

Shower Room

5'2" x 8'5" (1.59 x 2.59)

Single Garage

15'6" x 8'5" (4.73 x 2.59)

Off Road Parking

Private Rear Gardens



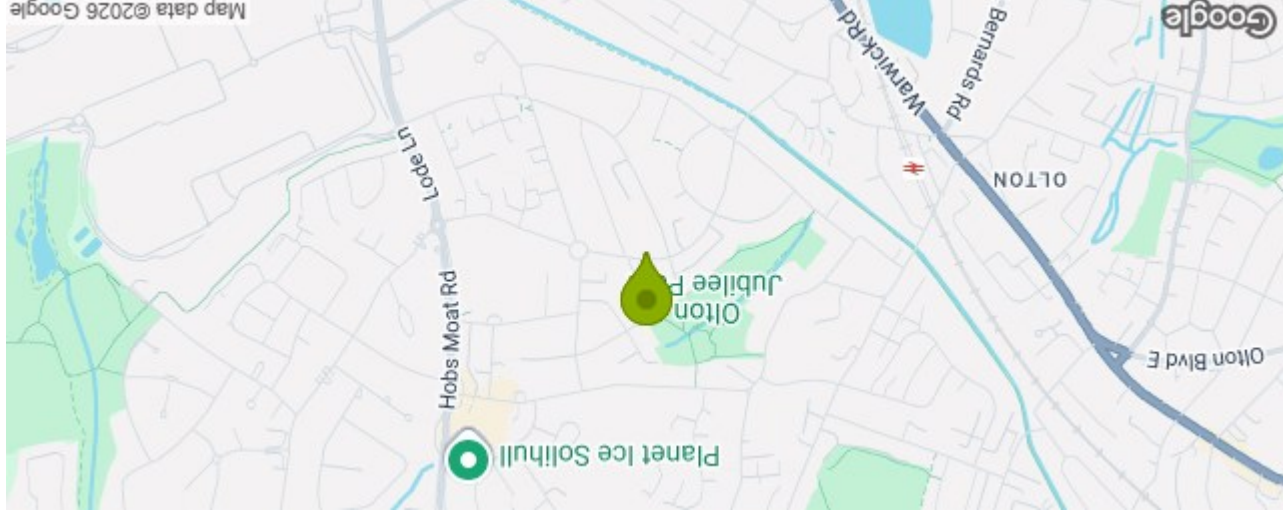
TENURE: We are advised that the property is Freehold

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.gov.uk for broadband and mobile coverage at the property. From data taken on 3/6/2025 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.



130 Castle Lane Solihull Solihull B92 8RW Council Tax Band: D

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

Energy Efficiency Rating: 67 (Current), 73 (Potential)

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.