



CASTLE LANE, OLTON, SOLIHULL, B92 8RN
ASKING PRICE OF £310,000

xact
homes

XX Extended Semi Detached

XX Immaculately Maintained & Decorated

XX Ideal For A First Time Purchaser

XX Large Open Plan Kitchen/Diner

XX Living Room

XX Three Bedrooms

XX Bathroom

XX Off Road Parking To The Front

XX Large Well Maintained Garden

PROPERTY OVERVIEW

Situated in the most popular location, an ideal opportunity to purchase this impressive three bedroom extended semi-detached which must be viewed internally to be appreciated. The property has been immaculately maintained and decorated, benefits from gas central heating, double glazing and has the added attraction of an extended kitchen/diner. The accommodation briefly comprises of: canopy porch, entrance hall, living room, extended kitchen/diner, three bedrooms, bathroom, large well maintained garden and ample off road parking to the front.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX

Band C

TENURE

Freehold

SERVICES

Water meter, mains gas, electricity and sewers

BROADBAND

Virgin - Fibre optic

LOFT SPACE

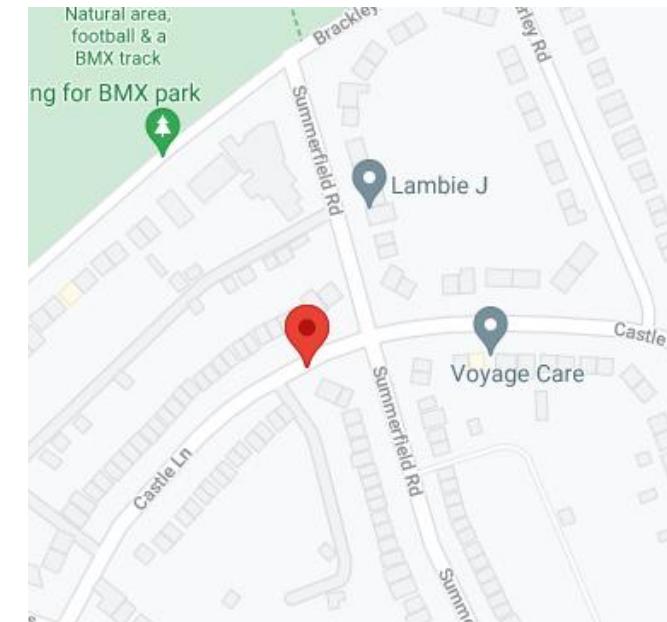
With ladder

GARDEN

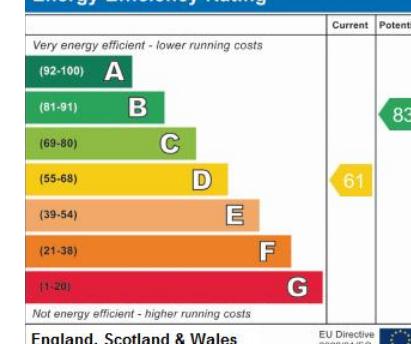
North facing

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, extractor, Bosch dishwasher, Hotpoint washer/dryer, all carpets, blinds and light fittings and all fitted wardrobes



Energy Efficiency Rating



	FIRST FLOOR
CANOPY PORCH	BEDROOM ONE
ENTRANCE HALL	12' 4" x 9' 11" (max) (3.76m x 3.03m)
12' 11" x 5' 4" (3.95m x 1.64m)	BEDROOM TWO
LIVING ROOM	10' 11" x 9' 7" (max) (3.34m x 2.94m)
15' 1" x 10' 1" (4.62m x 3.08m)	BEDROOM THREE
KITCHEN/DINER	5' 11" x 5' 6" (1.82m x 1.68m)
16' 6" x 14' 11" (5.04m x 4.57m)	BATHROOM
	7' 4" x 5' 5" (2.26m x 1.66m)
	OUTSIDE THE PROPERTY
	OFF ROAD PARKING
	NORTH FACING REAR GARDEN

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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