



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



»X Extended Semi Detached

»X Immaculately Maintained & Decorated

»X Ideal For A First Time Purchaser

»X Large Open Plan Kitchen/Diner

»X Living Room

»X Three Bedrooms

»X Bathroom

»X Off Road Parking To The Front

»X 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

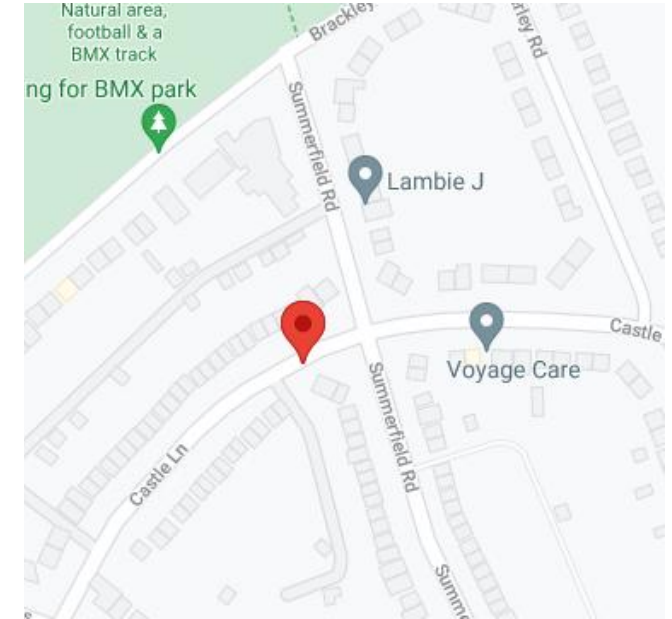
BROADBAND Virgin - Fibre optic

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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

CANOPY PORCH

ENTRANCE HALL

12' 11" x 5' 4" (3.95m x 1.64m)

LIVING ROOM

15' 1" x 10' 1" (4.62m x 3.08m)

KITCHEN/DINER

16' 6" x 14' 11" (5.04m x 4.57m)

FIRST FLOOR

BEDROOM ONE

12' 4" x 9' 11" (max) (3.76m x 3.03m)

BEDROOM TWO

10' 11" x 9' 7" (max) (3.34m x 2.94m)

BEDROOM THREE

5' 11" x 5' 6" (1.82m x 1.68m)

BATHROOM

7' 4" x 5' 5" (2.26m x 1.66m)

OUTSIDE THE PROPERTY

OFF ROAD PARKING

NORTH FACING REAR GARDEN







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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