



smarthomes

Castle Lane

Solihull, B92 8DE

- An Extended Semi-Detached Family Home
- Three Bedrooms
- Extended Kitchen/Diner
- West Facing Rear Garden

Offers Over £350,000

EPC Rating - 58

Current Council Tax Band - D





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a tarmac driveway providing off road parking with a raised garden area to side and a UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to property frontage, ceiling light point and further glazed wooden door leading to



Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to

Spacious Through Lounge

27' 11" x 10' 11" (8.51m x 3.33m) With UPVC double glazed bay window to front elevation, UPVC double glazed sliding patio doors to rear, two wall mounted radiators, two ceiling light points, laminate flooring and a feature fireplace with a marble hearth and gas fire



Study Area

6' 08" x 6' 02" (2.03m x 1.88m) With a ceiling light point, radiator, archway to kitchen/diner and door to

Guest W.C

Being fitted with a white suite comprising a low flush W.C and wall mounted wash hand basin. Tiling to splash back areas and floor, radiator and ceiling spot light

Extended Kitchen/Diner to Rear

Dining Area

9' 06" x 6' 10" (2.9m x 2.08m) With double glazed French doors leading to rear garden, double glazed window to side, wall mounted radiator, ceiling light point and access to



Extended Kitchen

16' 09" x 7' 08" (5.11m x 2.34m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding gas cooker with extractor hood over, space and plumbing for washing machine, tiling to splash back areas and floor, ceiling spot lights, a double glazed window to the rear aspect and courtesy door to garage



Landing

With ceiling light point, double glazed window to side, loft hatch and doors leading off to

Bedroom One to Rear

14' 02" x 9' 01" (4.32m x 2.77m) With a double glazed bay window to rear elevation, mirror fronted fitted wardrobes, radiator and ceiling light point

Bedroom Two to Front

13' 08" x 10' 11" (4.17m x 3.33m) With a double glazed bay window to front elevation, fitted wardrobes, radiator and ceiling light point



Bedroom Three to Front

6' 09" x 6' 04" (2.06m x 1.93m) With double glazed window to front elevation and ceiling light point

Family Bathroom to Rear

6' 10" x 6' 03" (2.08m x 1.91m) Being fitted with a white suite comprising of a panelled bath with shower attachment, pedestal wash hand basin and a low flush W.C. Radiator, tiling to full height, laminate flooring, ceiling spot lights and an obscure double glazed window to the rear elevation

West Facing Rear Garden

Being mainly laid to lawn with paved patio area, planted shrubs and panelled fencing to boundaries



Garage

17' 06" x 11' 04" (5.33m x 3.45m) Located at the side of the property with an up and over door for vehicular access, two ceiling light points and courtesy door to kitchen

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and 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.