



smarthomes

Castle Lane

Solihull, West Midlands, B92 8DE

- A Spacious & Well Presented Semi-Detached Family Home
- Three Bedrooms
- Re-Fitted Family Bathroom
- West Facing Rear Garden

£350,000

EPC Rating 52

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 extending to UPVC double glazed door leading into



Enclosed Porch

With double glazed windows to property frontage, wall light point, laminate flooring and further composite door leading to

Entrance Hallway

With ceiling light point, laminate flooring, radiator, stairs leading to the first floor accommodation and doors leading off to

Spacious Through Lounge/Diner

27' 8" x 10' 5" (8.43m x 3.18m) With UPVC double glazed bay window to front elevation, UPVC double glazed French doors with matching side windows leading to the rear garden, two wall mounted radiators and two ceiling light points



Open Plan Fitted Kitchen

17' x 8' (5.18m x 2.44m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a Bosch 4 ring gas hob with extractor hood over. Inset electric oven, integrated dishwasher and integrated fridge and freezer. Tiling to splash back areas, laminate flooring, radiator, two ceiling light points, courtesy door to garage and access to

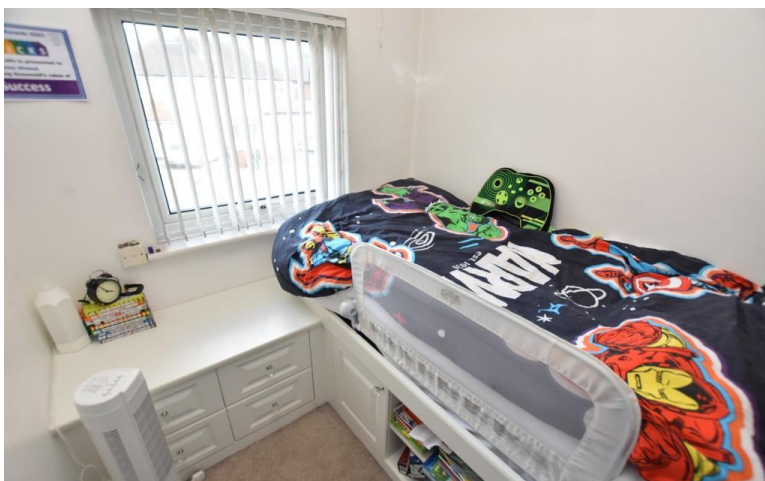


Conservatory

16' 5" x 7' 7" (5m x 2.31m) With double glazed windows overlooking rear garden, laminate flooring, ceiling light point, wall mounted radiator, polycarbonate roof and double glazed French doors leading out to the rear garden

Landing

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



Bedroom One to Front

13' x 8' 8" (3.96m x 2.64m) With double glazed bay window to front elevation, radiator, fitted wardrobes and ceiling light point

Bedroom Two to Rear

13' 9" x 8' 7" (4.19m x 2.62m) With double glazed bay window to rear elevation, radiator, ceiling light point and a range of fitted wardrobes



Bedroom Three to Front

6' 3" x 5' 9" (1.91m x 1.75m) With double glazed window to front elevation, radiator, ceiling light point and a built in cabin bed with storage

Re-Fitted Family Bathroom

20' 11" x 19' 0" (6.4m x 5.8m) Being re-fitted with a modern white suite comprising of a panelled bath with electric shower over, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window



West Facing Rear Garden

Being mainly laid to lawn with paved patio and panelled fencing to boundaries

Garage

16' 2" x 10' 4" (4.93m x 3.15m) Located at the side of the property with an up and over door for vehicular access, ceiling light point and courtesy doors to hallway and 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		
(69-80)	C		78
(55-68)	D		
(39-54)	E	52	
(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.