

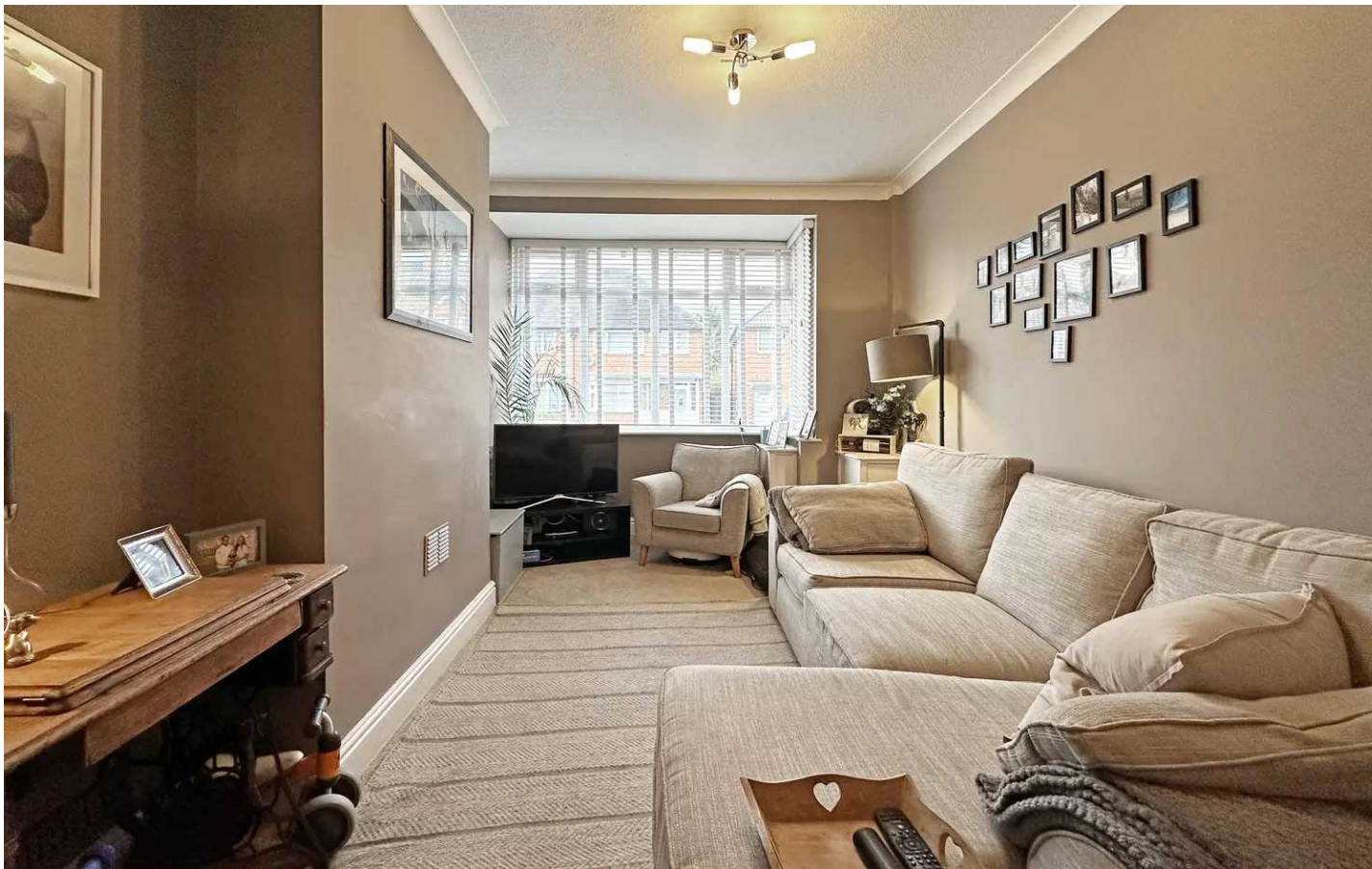


## Castle Lane, Solihull

Guide Price £279,950







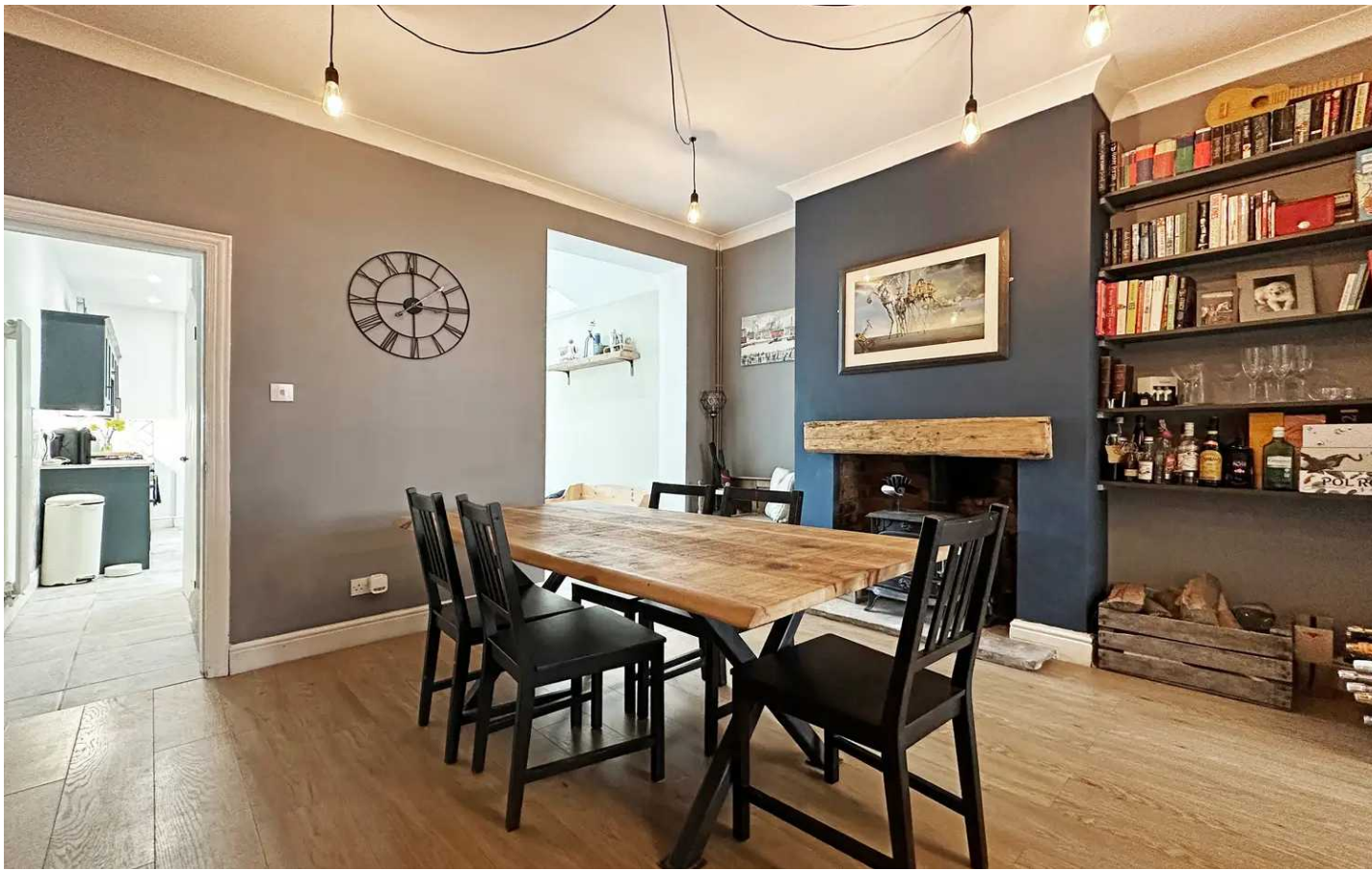
## PROPERTY OVERVIEW

A fantastic opportunity to purchase this impressive two bedroom character terraced property, which is a 10 minute walk to Olton train station (with regular links to Birmingham & Solihull). The property has been immaculately maintained and decorated and benefits from gas central heating, double glazing and has the added attraction of a large extended breakfast kitchen with underfloor heating and a south facing rear garden. The accommodation in more detail comprises of: entrance hall, living room, dining room, extended breakfast kitchen, two double bedrooms, bathroom and south facing rear garden.



- Impressive Two Bedroom Extended Character Terraced
- Immaculately Maintained & Tastefully Decorated
- Early Viewing Essential
- Large Extended Breakfast Kitchen
- Two Double Bedrooms
- Bathroom
- South Facing Rear Garden





## 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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold

## ENTRANCE HALL

12' 0" x 2' 9" (3.66m x 0.84m)

## LIVING ROOM

14' 1" x 9' 8" (4.29m x 2.95m)

## DINING ROOM

12' 10" x 11' 4" (3.91m x 3.45m)

## BREAKFAST KITCHEN

18' 11" x 12' 1" (5.77m x 3.68m)





## FIRST FLOOR

### BEDROOM ONE

12' 10" x 11' 1" (3.91m x 3.38m)

### BEDROOM TWO

11' 5" x 9' 11" (3.48m x 3.02m)

### BATHROOM

12' 6" x 6' 11" (3.81m x 2.11m)

### TOTAL SQUARE FOOTAGE

78 sq.m (840 sq.ft) approx.

### OUTSIDE THE PROPERTY

#### SOUTH FACING REAR GARDEN

#### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, all carpets, some blinds and light fittings, underfloor heating and wood burner.

#### ADDITIONAL INFORMATION

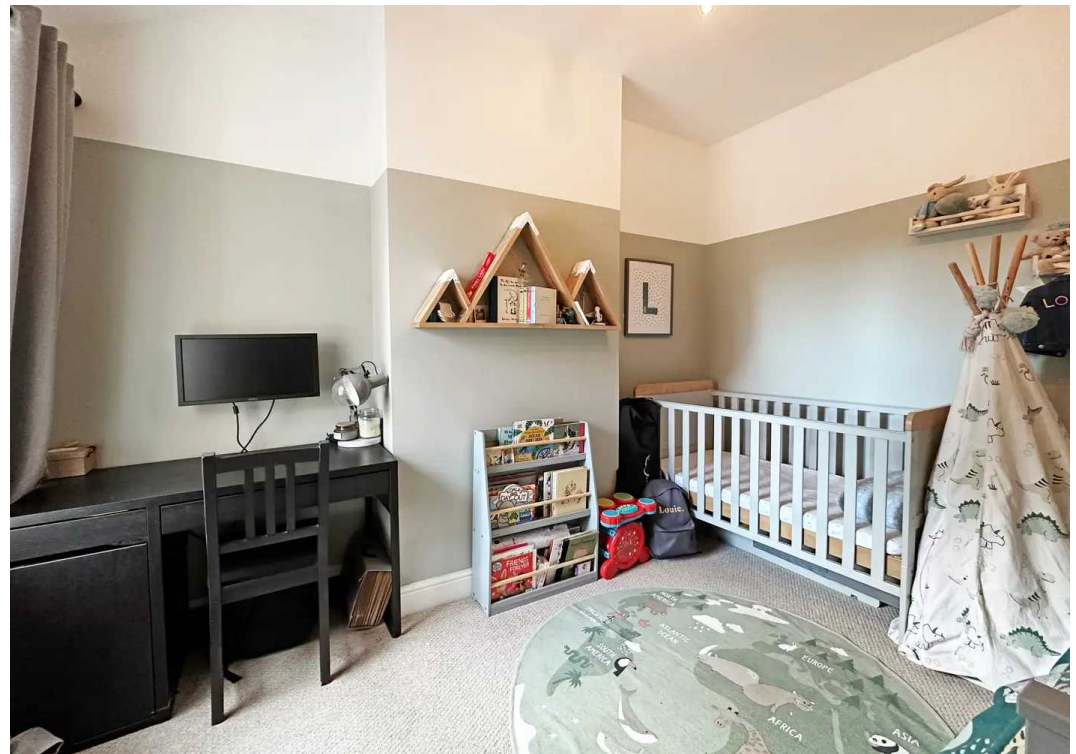
Services - mains gas, electricity and sewers.

Broadband - BT - fibre optic.

#### MONEY LAUNDERING REGULATIONS

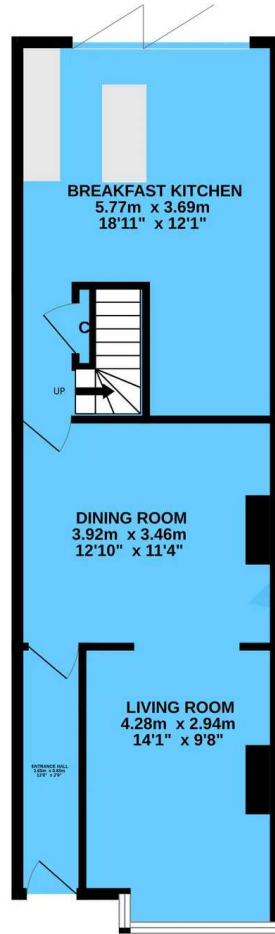
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



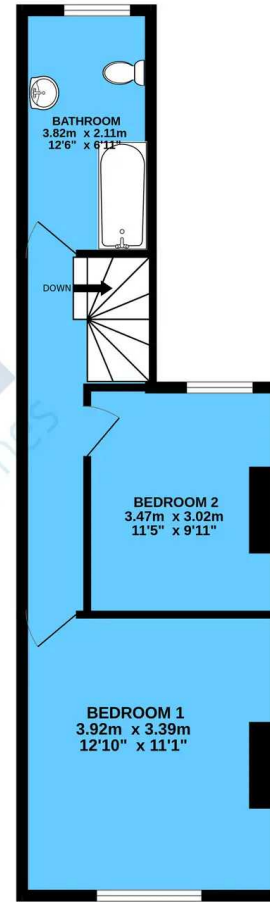




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 78.0 sq.m. (840 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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