



Castle Lane, Solihull

Guide Price £235,000

**xact**  
SALES & LETTINGS





#### PROPERTY OVERVIEW

Situated in a most popular location a fantastic opportunity to purchase this two bedroom semi detached which would be ideal for a first time purchaser. This property is offered to the market with NO UPWARD CHAIN, benefits from gas central heating, double glazing and has the added attraction of a large rear garden. The accommodation briefly comprises of: canopy porch, entrance hall, living room, kitchen / diner, utility area, two bedrooms, ensuite shower room, family bathroom and large 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

- Two Bedroom Semi Detached
- No Upward Chain
- Ideal For A First Time Purchaser
- Living Room
- Kitchen / Diner
- Utility Area
- Ensuite Shower Room
- Family Bathroom
- Large Garden





#### **CANOPY PORCH**

#### **ENTRANCE HALL**

#### **LIVING ROOM**

21' 8" x 9' 5" (6.60m x 2.87m)

#### **KITCHEN / DINER**

7' 4" x 5' 10" (2.24m x 1.78m)

#### **UTILITY AREA**

11' 10" x 7' 4" (3.61m x 2.24m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 6" x 9' 6" (4.11m x 2.90m)

#### **ENSUITE**

5' 1" x 4' 8" (1.56m x 1.41m)

#### **BEDROOM TWO**

7' 9" x 6' 8" (2.36m x 2.03m)

#### **BATHROOM**

6' 2" x 5' 6" (1.88m x 1.68m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 58.4 sq.m. = 629 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **LARGE GARDEN**



**ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge freezer, all carpets and all curtains.

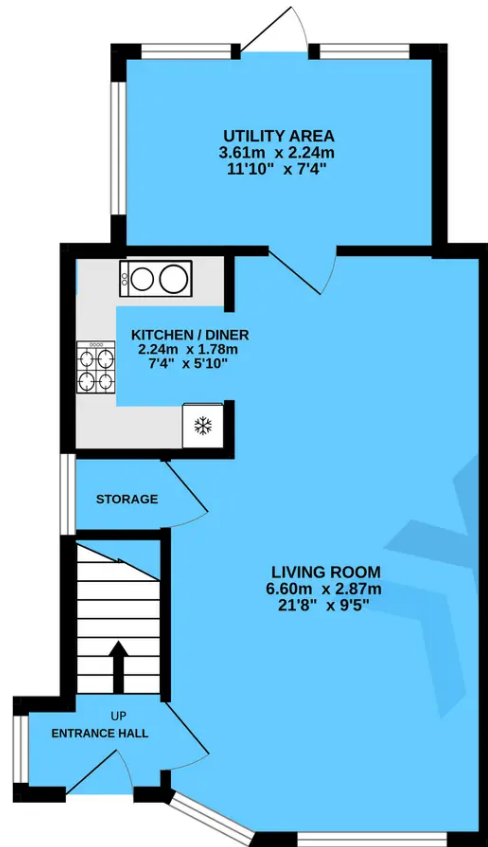
**ADDITIONAL INFORMATION**

Services - mains gas, oil, electricity and mains sewers.

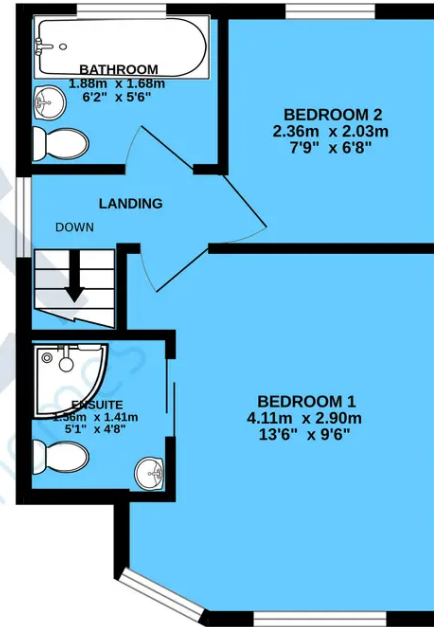
**MONEY LAUNDERING REGULATIONS**

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 : 58.4 sq.m. (629 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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# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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