



Castle Lane, Solihull

Guide Price £395,000





PROPERTY OVERVIEW

Nestled on a highly sought after road, this three-bedroom semi-detached property presents an exceptional opportunity for those seeking a modern and comfortable family home. Boasting a tasteful refurbishment, the property has been meticulously remodelled by the current owners to offer a seamless blend of style and functionality. Upon entering, the welcoming entrance hallway leads into the heart of the home – a truly magnificent open-plan kitchen, family and dining room. Thoughtfully designed with integrated appliances and a large central island, this space is ideal for both daily living and entertaining. Flooded with natural light streaming through the sliding doors that open out to the rear garden, this room exudes warmth and elegance. For those seeking moments of relaxation, a spacious living room provides a tranquil retreat in the property. Upstairs, the first floor accommodates three bedrooms, with the large principal bedroom featuring fitted wardrobes for added convenience. Serviced by a family bathroom, all bedrooms offer comfortable living spaces.



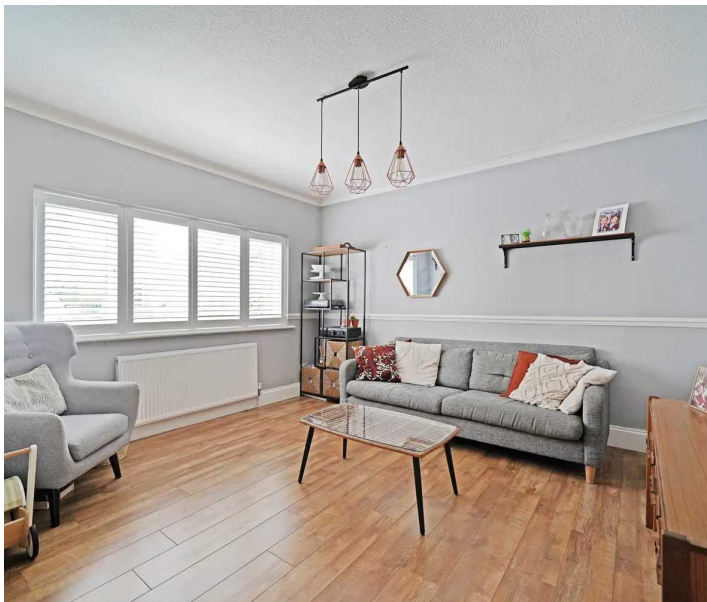
Externally, the property features a well-maintained rear garden, complete with a patio seating area and a sizeable lawn section. Perfect for al fresco dining or enjoying the outdoors, this private sanctuary provides a serene escape from the hustle and bustle of everyday life. Additionally, a practical garage is accessible via the side of the property, offering valuable storage space or secure parking. With its blend of contemporary design, versatile living spaces, and convenient location, this property is sure to captivate those seeking a refined and sophisticated home. Impeccably presented and thoughtfully appointed, this residence represents a rare opportunity to own a property of exceptional quality and charm. Arrange a viewing today to experience the allure of this remarkable property first hand.

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





- Three Bedroom Semi-Detached Property
- Set On A Highly Sought After Road
- Stunning Kitchen / Family / Dining Room
- Spacious Living Room
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- Large Rear Garden With Patio
- Single Garage & Driveway
- Abundance Of Natural Light Throughout

PORCH

ENTRANCE HALLWAY

8' 2" x 7' 2" (2.49m x 2.18m)

LIVING ROOM

13' 5" x 13' 0" (4.09m x 3.96m)

KITCHEN/FAMILY/DINING ROOM

21' 5" x 16' 1" (6.53m x 4.90m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 0" x 11' 11" (3.96m x 3.63m)

BEDROOM TWO

11' 11" x 10' 0" (3.63m x 3.05m)

BEDROOM THREE

9' 8" x 9' 8" (2.95m x 2.95m)

BATHROOM

9' 7" x 5' 9" (2.92m x 1.75m)

TOTAL SQUARE FOOTAGE

93 sq.m (1001 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE

WELL MAINTAINED GARDEN WITH PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Neff integrated hob, Bosch extractor, Hoover fridge, Hoover freezer, Bosch dishwasher, Hotpoint washing machine, Hoover tumble dryer, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

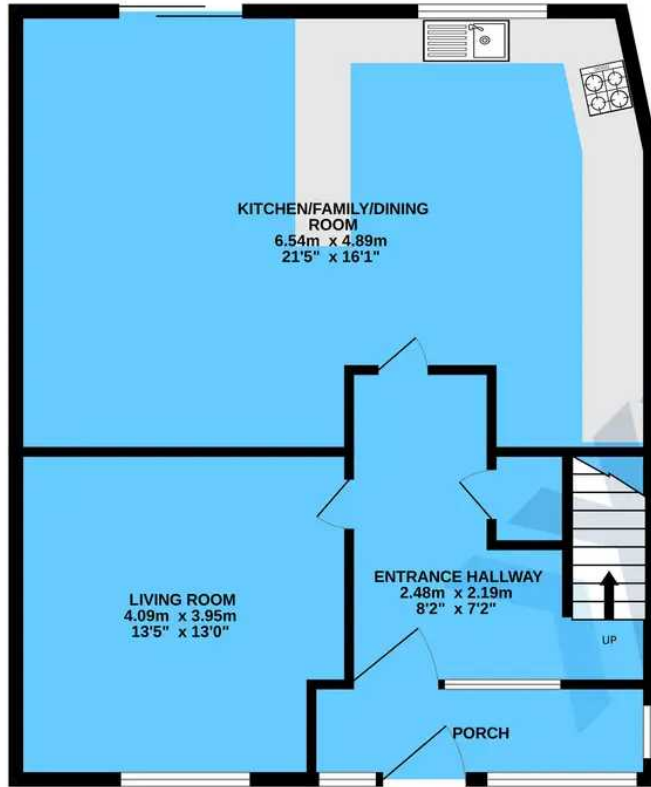
Services - water meter, mains gas, electricity and sewers. Broadband - Vodafone - fibre optic. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

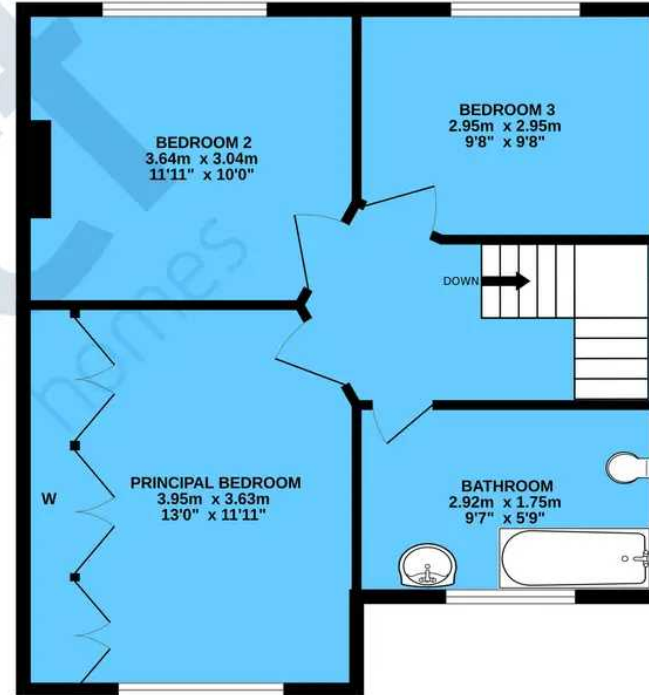
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 93.0 sq.m. (1001 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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