



Danes
melvyn
ESTATE AGENTS

Castle Lane
Solihull
Asking Price £350,000

Description

Castle Lane is ideally placed for local shops and Olton Railway Station which is approximately 1 mile away offering services to Birmingham and beyond. Frequent bus services operate from the railway station providing access to the city centre of Birmingham, via Acocks Green, or towards the town centre of Solihull where one will find an excellent array of shopping facilities including those along the High Street and within the Touchwood development which hosts a multi-screen cinema, a wide choice of restaurants and access to Solihull Arts Complex. Castle Lane joins both the A41 Warwick Road, via Ulverley Green Road, and Hobs Moat Road where one will find further shopping facilities, Solihull Ice Rink, a choice of restaurants and takeaway outlets, behind which is a local library and doctors surgery.

Hobs Moat Road joins the A45 Coventry Road in Sheldon which gives access to the city centre of Birmingham or in the opposite direction to the National Exhibition Centre, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway which forms the hub of the national motorway network.

The property is set back from the road behind a tarmac driveway affording multiple off road parking leading to the upvc door allowing access to entrance porch with further access into the accommodation which comprises of entrance hall with under stair storage, large living room with folding doors, open fire place with log burner, dining room with sliding door into the garden room and wall mounted electric fire place, fitted kitchen with double aspect windows and access into the utility. The utility space has plumbing for washers and allows access into the single garage and further access into the rear garden which is serviced by gardeners toilet.

To the first floor we have three bedrooms two of which a great sized doubles with fitted storage and a further single with over stair storage and the family bathroom.

To the rear we have a great sized garden with patio area, side passage access, panelled fencing and to the rear of the garden we have green house, shed and planting area.



Accommodation

Entrance Porch

Entrance Hall

Living Room

12'8" x 12'4" (3.865 x 3.774)



Dining Room

12'7" x 10'8" (3.848 x 3.275)



Kitchen

7'8" x 9'3" (2.341 x 2.826)



Garden Room

WC

Bedroom One

11'4" x 12'3" (3.458 x 3.734)

Bedroom Two

11'4" x 11'3" (3.478 x 3.436)

Bedroom Three

7'4" x 8'3" (2.256 x 2.529)

Bathroom

7'2" x 8'1" (2.209 x 2.476)

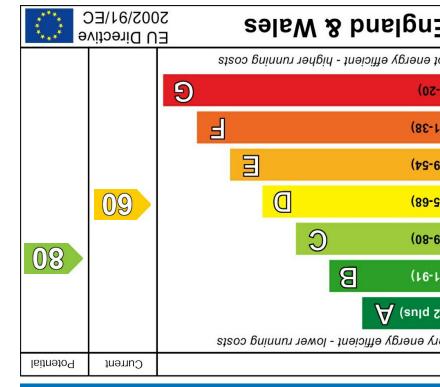


Private Rear Gardens

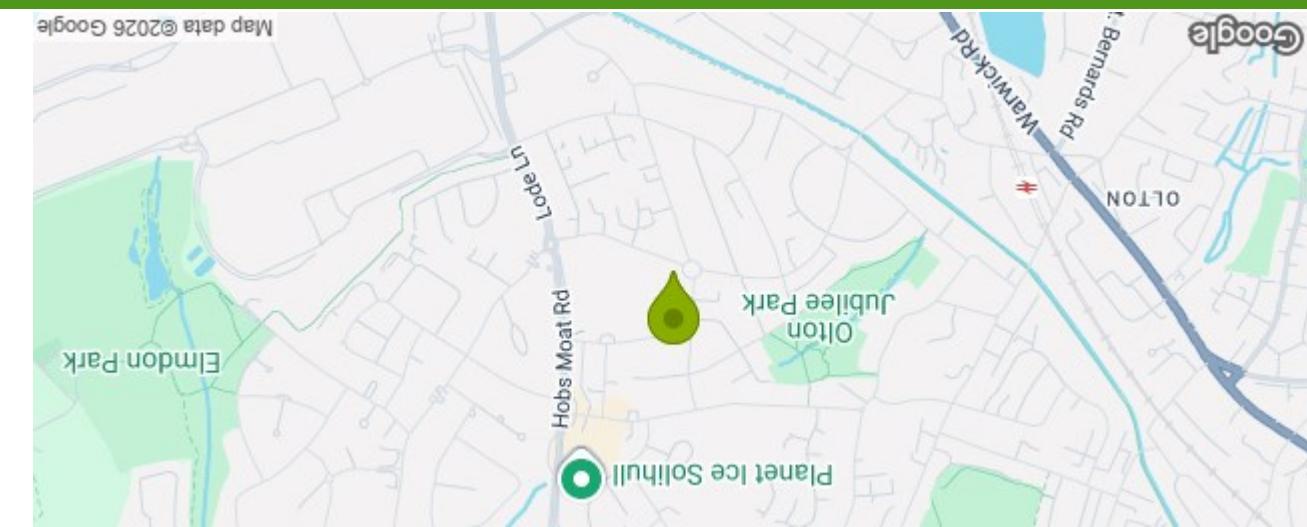
Off Road Parking



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



07 Castle Lane Solihull Solihull B92 8SW



These particulars are for general guidance only and may be subject to errors and/or omissions. They do not constitute an offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the terms shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures or fittings or services mentioned and do not carry out these particulars or otherwise verify or warrant that they are in working order.

Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies that benefit from our services or organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from customers and to individuals, however, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence of information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that we may be liable to pay a purchase administration fee of any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

VIEWING: By appointment only with the office on the number below 0121 711 1712

Particular circumstances may arise where the property is not available to let. This notice does not affect the availability of the property on 7/1/2025. Please advise if you require a different date.

BROADBAND: We understand that the standard broadband speed at the property is around 8 Mbps, however please note that the results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 11/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is Freehold.