



## Castle Close

Solihull, West Midlands, B92 8SH

- A Well Maintained End Terrace Property
- Three Bedrooms
- Dining Kitchen
- No Upward Chain

**£240,000**

EPC Rating - 63

Current Council Tax Band - B







## 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 paved driveway providing off road parking extending to UPVC double glazed door leading into





### Enclosed Porch

With double glazed window and door leading through to

### Lounge to Front

16' 8" x 11' 9" (5.1m x 3.6m) With double glazed window to front elevation, electric heater, radiator, coving to ceiling, two ceiling light points and opening leading through to



### Kitchen Diner to Rear

16' 8" x 11' 1" (5.1m x 3.4m) Being fitted with a range of wall, drawer and base units incorporating wine rack with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, spot lights to ceiling, wood effect flooring, stairs leading to first floor accommodation, under-stairs storage cupboard, double glazed windows to rear and UPVC obscure double glazed door leading out to the rear garden



### Accommodation on the First Floor

#### Landing

With ceiling light point, airing cupboard housing boiler and doors leading off to

#### Bedroom One to Front

11' 9" x 9' 2" (3.6m x 2.8m) With double glazed window to front elevation, radiator, ceiling light point and useful storage cupboard



#### Bedroom Two to Rear

9' 2" x 8' 6" (2.8m x 2.6m) With double glazed window to rear elevation, radiator and ceiling light point

#### Bedroom Three to Front

8' 10" x 7' 2" (2.7m x 2.2m) With double glazed window to front elevation, radiator, ceiling light point and useful storage cupboard





### Family Shower Room to Rear

7' 6" x 5' 2" (2.3m x 1.6m) Being fitted with a three piece white suite comprising of; corner shower cubicle enclosure with thermostatic shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas, tiled flooring, obscure double glazed window to rear, ladder style radiator and spot lights to ceiling

### Rear Garden

Having a paved patio, lawned area, fencing to boundaries, gated side access, decked terrace, security lighting and UPVC door to outside storage building with electricity and double glazed window

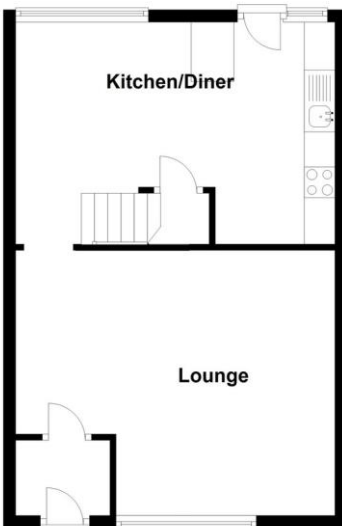


### Tenure

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 Nigel Hodges. Current council tax band - B

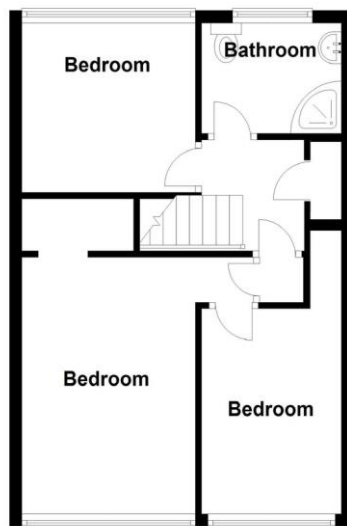
#### Ground Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



#### First Floor

Approx. 40.3 sq. metres (434.3 sq. feet)



Total area: approx. 82.0 sq. metres (882.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 are 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.