



smarthomes

## Castle Lane

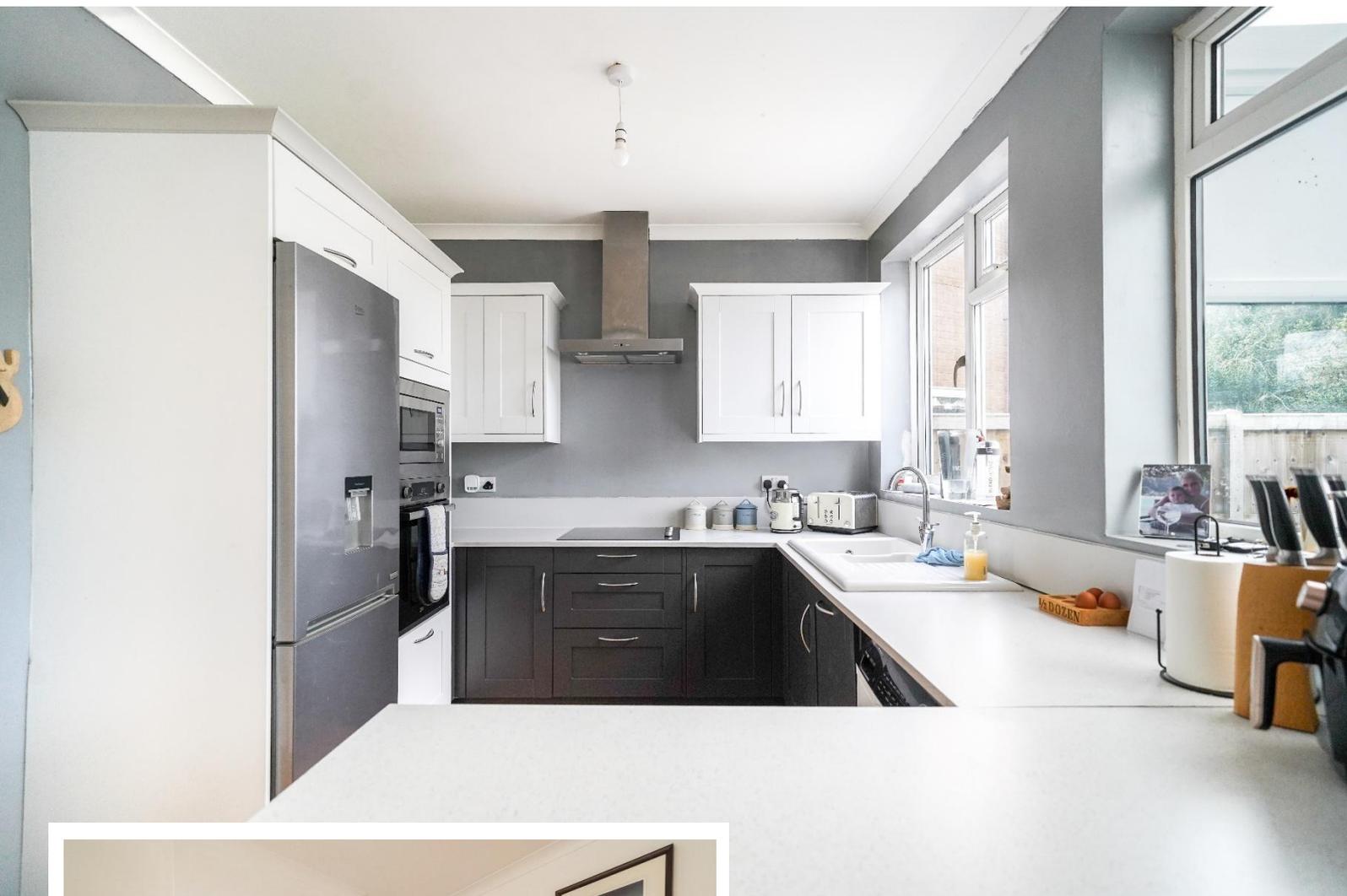
Solihull

- A Well Presented Semi Detached Family Home
- Three Double Bedrooms
- Open Plan Kitchen Diner
- Lounge
- Conservatory
- Brick Built Garage To Rear

**£365,000**

Current EPC Rating 59 (D)  
Current Council Tax Band C



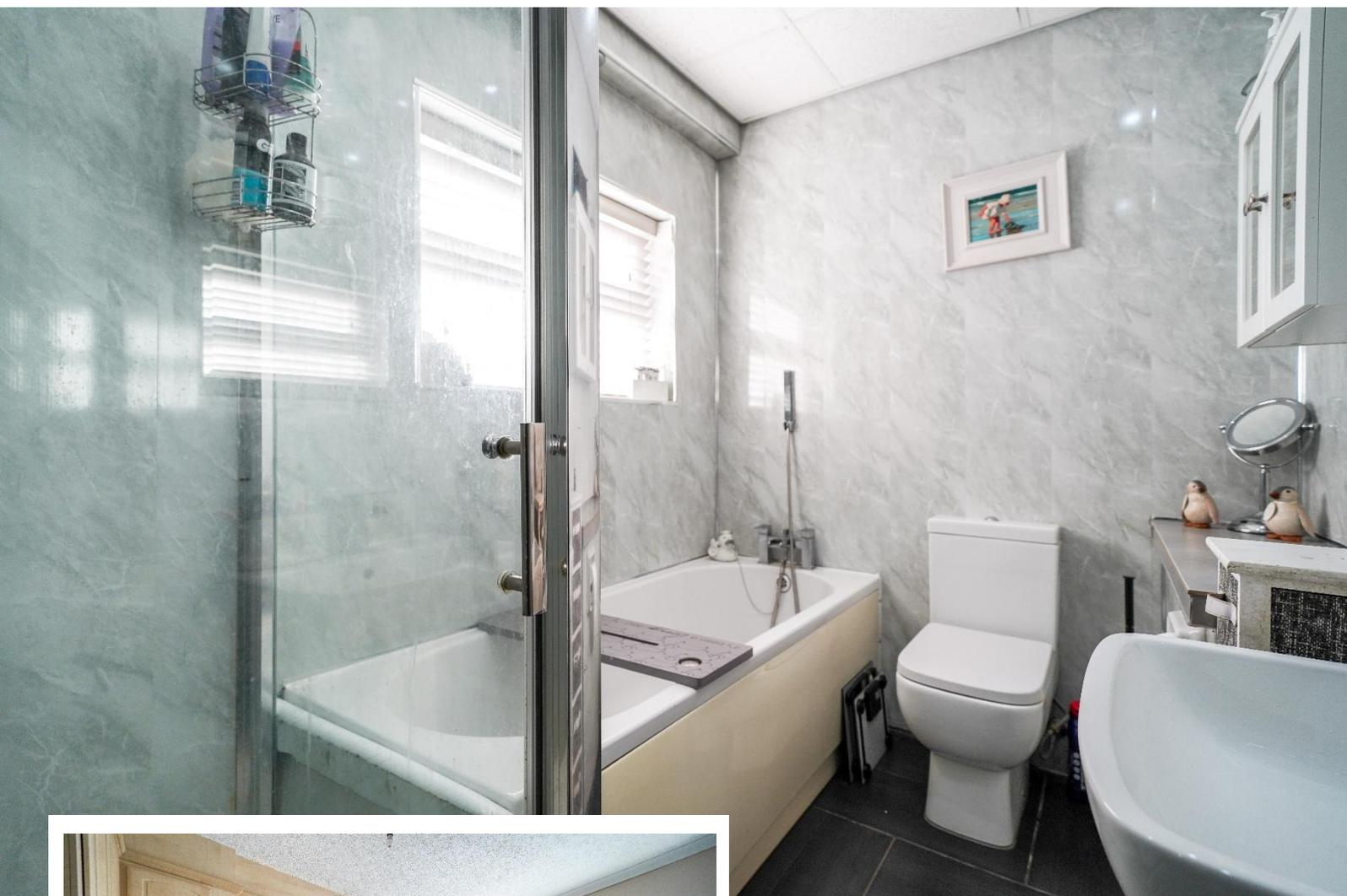


## Property Description

A well presented three bedroom semi detached family home, briefly affording lounge, open plan kitchen diner, conservatory, three double bedrooms, four-piece family bathroom, good sized rear garden, brick-built garage to rear, off road parking, UPVC double glazing and gas central heating

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, John Lewis Department Store and Resorts World. There is also a wide selection of shops along the A41 Warwick Road including the popular Dove House Parade.

Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena and Birmingham International Airport. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station.



## Rooms & Measurements

Entrance Hall

Lounge to Front - 4m x 3.9m (13'1" x 12'9")

Open Plan Kitchen Diner to Rear - 6.7m x 3.2m (21'11" x 10'5")

Conservatory to Rear - 4.7m x 3.7m (15'5" x 12'1")

Bedroom One to Front - 3.9m x 3m (to wardrobes) (12'9" x 9'10")

Bedroom Two to Rear - 3.2m x 3m (10'5" x 9'10")

Bedroom Three to Rear - 2.8m x 2.6m (9'2" x 8'6")

Four Piece Bathroom to Front - 2.9m x 1.7m (9'6" x 5'6")

Brick Built Garage

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by vendor

Current council tax band – C



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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 and 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.