

ON HOLD



Castle Lane, Solihull

4 Bedrooms, 1 Bathroom, Semi-Detached House

£435,000



Castle Lane, Solihull

4 Bedrooms, 1 Bathroom

£435,000

- Outstanding Extended Semi Detached Family Residence
- Four Bedrooms
- Extended Lounge with Separate Dining Room
- Refitted Kitchen & Bathroom



OVERVIEW An outstanding **FOUR BEDROOM EXTENDED** semi detached residence has undergone numerous improvements over the last few years in popular location within close proximity to Olton Railway Station. The immaculately presented spacious family accommodation includes:- Welcoming Entrance Hall, Guest W.C, Dining Room with Separate Extended lounge with access to the rear garden, Newly Refitted Kitchen, Four Bedrooms with Well Appointed Refurbished Bathroom and delightful secluded gardens plus single detached garage.

GROUND FLOOR

ENTRANCE HALL with patterned tiled flooring, picture rail, leaded light double glazed window and matching door to the front, under stairs storage cupboard and stairs to the first floor.

GUEST W.C. with low level w.c., wash basin, extractor fan and wall mounted gas central heating boiler.

DINING ROOM 13' 3" x 12' 10" (4.06m x 3.92m) with attractive wood flooring, Adams style fireplace surround, picture rail, radiator and double glazed bay window to the front.

EXTENDED LOUNGE/FAMILY ROOM 19' 2" x 11' 10" (5.86m x 3.63m) the focal point of the room being the Adams style fireplace surround with raised hearth, picture rail, two radiators and double glazed patio doors overlooking and providing access onto the rear garden.

REFITTED KITCHEN 14' 7" x 9' 8" max 5'4" min (4.46m x 2.97m) being fitted with a matching range of contemporary soft close base and wall units with complementary work surface areas having inset one and a half bowl sink unit and built in four plate gas hob unit with oven under and canopy extractor hood over.



There is integrated dishwasher, coved ceiling, ceiling spot lights, radiator and double glazed window at side with upvc double glazed door to the rear garden.

FIRST FLOOR

LANDING with obscure double glazed window at side, picture rail, coved ceiling and access via loft ladder to the roof space.

BEDROOM ONE 12' 10" x 12' 0" (3.92m x 3.66m) with radiator, picture rail and double glazed window to the front.

BEDROOM TWO 10' 2" x 7' 8" (3.12m x 2.35m) having two fitted double wardrobes, double glazed window to the rear and radiator.

BEDROOM THREE 10' 7" x 7' 9" (3.25m x 2.38m) with double glazed window to the rear and radiator.

BEDROOM FOUR 9' 9" x 8' 9" (2.98m x 2.68m)

currently used as an office with double glazed window, picture rail and radiator.

REFURBISHED BATHROOM incorporating freestanding oval bath, corner walk in shower cubicle, vanity wash hand basin. low level w.c., heated towel rail, extractor fan and obscure double glazed window.

OUTSIDE

DETACHED SINGLE GARAGE having metal up and over door to the front., two windows and both power and light points.

REAR GARDEN Gated side access leads to full width elevated patio area with steps down to the large secluded garden with lawn having mature shrubbery borders to either side.

TENURE We are advised by the vendors that the property is FREEHOLD (subject to confirmation by your solicitor).



DISCLAIMER Martin & Co have not checked appliances, nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

ANTI MONEY LAUNDERING POLICY Agents are required by law to conduct anti-money laundering checks on all those buying a property.

We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £54 inc vat per person. This is a non-refundable fee.

These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





Martin & Co Solihull

107 Hobs Moat Road • • Solihull • B92 8JN
T: • E: solihull@martinco.com

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.