

SOLIHULL

SALES AND LETTINGS

FOR SALE: Castle Lane, Olton, Solihull, B92 8RN



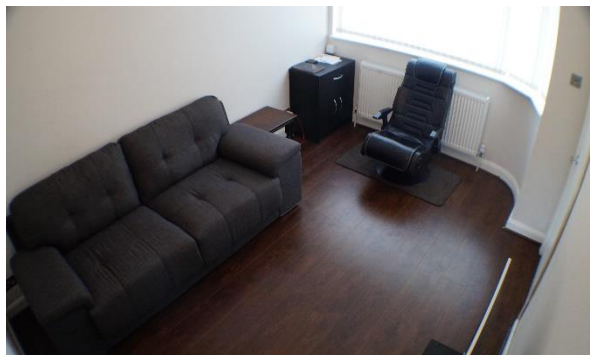
Asking Price Of: £235,000

Solihull sales and Lettings are proud to present this well presented Two Bedroom, Two-bathroom property situated in a popular location of Olton, Solihull set back behind a paved driveway. With local amenities on Hobs Moat Road and Dovehouse parade just a short distance away, Olton Train Station within walking distance to the property providing commuter services from Birmingham City Centre to London Marylebone and easy access to both A45 Coventry Road and A41 Warwick Road as well as the M42 & M6 Motorways.



Approach

Set back from the road behind a tarmacked drive way with fenced borders, access to the property is gained via a step up to the front door as well as providing access to the rear garden via wooden gate.



Lounge 4.09m (13'5") x 2.92m (9'7")

With laminate flooring, power points, ceiling light point, gas central heating radiator and UPVC double glazed window to front.



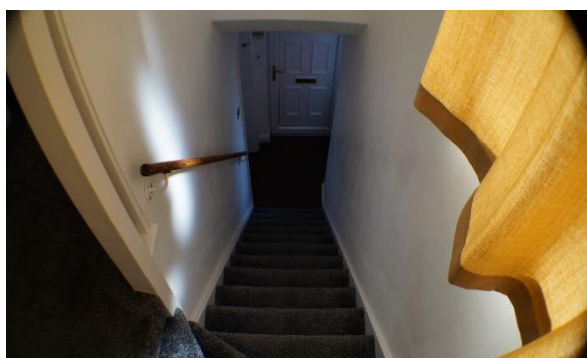
Kitchen/Dining 3.94m (12'11") x 4.88m (16'0")

Having laminate flooring, ceiling light point, a range of matching base wall and drawer mounted units with roll top work surface over, integrated electric oven and hob with extractor fan over.



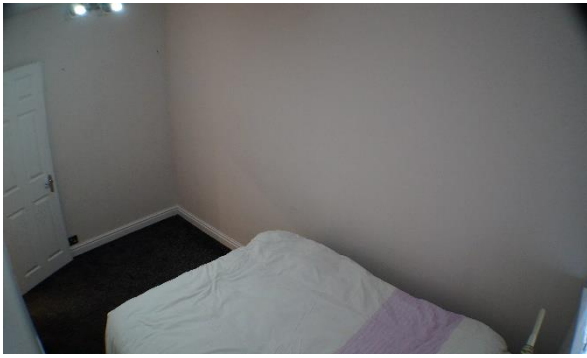
Family Bathroom 2.18m (7'2") x 1.70m (5'7")

With tiled flooring, tiled splashback, ceiling light point, white panelled bath, white W.C, chrome ladder style heated towel, vanity hand wash basin with mixer tap.



Landing

Accessed via stairs from the hallway providing access to; -



Bedroom One 4.14m (13'7") x 2.97m (9'9")

With ceiling light point, power points, gas central heating radiator, UPVC double glazed window to front and door off to; -



Bedroom Two 2.39m (7'10") x 4.06m (13'4")

With UPVC double glazed windows to rear, carpeted flooring, ceiling light point, power points and gas central heating radiator



Bathroom 1.45m (4'9") x 1.12m (3'8")

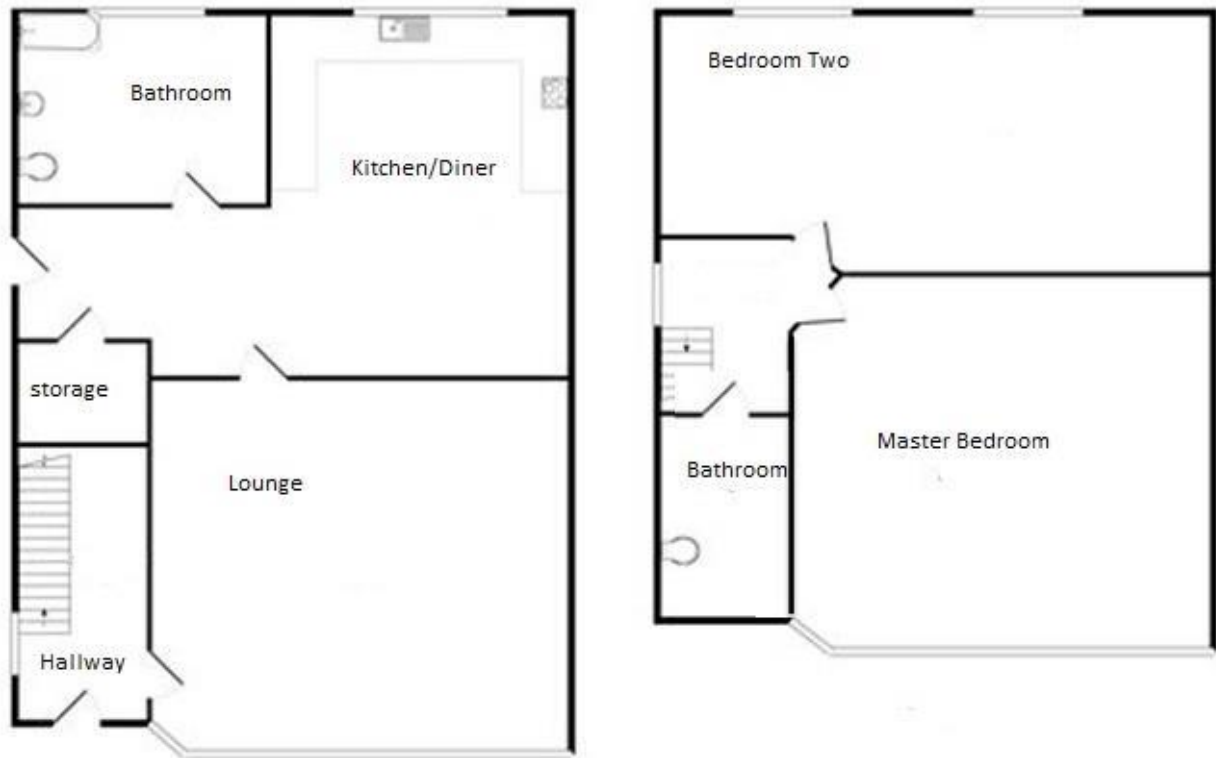
Having vanity hand wash basin with mixer tap, white W.C, chrome ladder style heated towel rail and shower cubicle.



Rear Garden

Having laid lawn, perimeter fencing with shrubbery borders

FLOORPLAN



EPC Graph

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 c |
| 55-68 | D | | |
| 39-54 | E | 44 E | |
| 21-38 | F | | |
| 1-20 | G | | |