



304 CASTLE LANE, SOLIHULL, B92 8SG
PURCHASE PRICE £189,950





PROPERTY OVERVIEW

Situated in a most popular location, an ideal opportunity to purchase this immaculate refurbished three bedroom end townhouse which would be ideal for a first time purchaser. The property must be viewed internally to be appreciated, having been totally redecorated and refurbished throughout, having a luxury fitted kitchen/dining room and four piece bathroom. The property offers good spacious accommodation, benefitting from UPVC double glazing, central heating and briefly comprises of:- enclosed porch, entrance hall, attractive lounge, luxury fitted kitchen/dining room, three good sized bedrooms, brand new bathroom, brand new carpets throughout and gardens to the front, rear and side. In more detail the property affords:-

ACCOMMODATION ON THE GROUND FLOOR

Approached via the footpath and lawned foregarden.

ENCLOSED PORCH

With UPVC double glazed front door, useful storage cupboard and further door giving access through to:-

ENTRANCE HALL

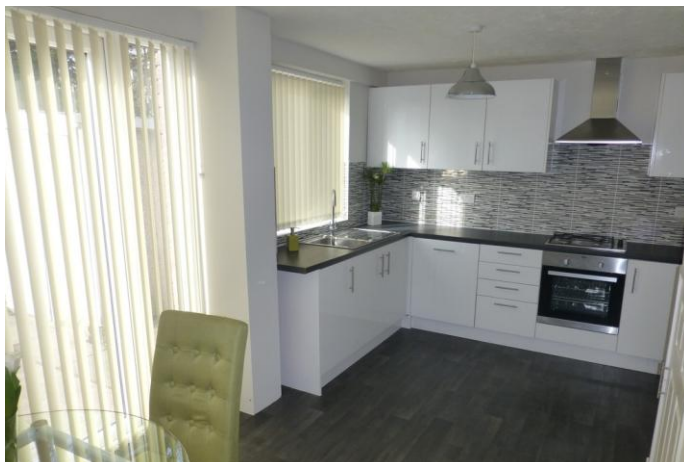
With central heating radiator, laminated timber floor, useful storage cupboard, staircase to the first floor and leading to:-

ATTRACTIVE LOUNGE

11' 5" x 11' 0" (3.50m x 3.36m) UPVC double glazed window, central heating radiator, power points and dado rail.

LUXURY FITTED KITCHEN/DINING ROOM

16' 9" x 11' 4" (5.13m x 3.46m) Having an extensive range of luxury high gloss fitted units, comprising of an inset stainless steel sink unit with mixer tap over, cupboards beneath, a range of base and wall cupboards, built in four ring gas hob with oven beneath, integrated dishwasher, plumbing for washing



machine, complementary wall tiles, extractor fan, useful understair storage cupboard, UPVC double glazed French doors leading out to the rear garden, central heating radiator and power points.

FIRST FLOOR

Approached via the staircase from the entrance hall.

LANDING

With useful storage cupboard housing the gas central heating boiler and leading to:-

BEDROOM ONE (FRONT)

12' 0" x 9' 4" (3.67m x 2.87m) UPVC double glazed window to the front, central heating radiator, built in wardrobe and power points.

BEDROOM TWO (REAR)

9' 4" x 8' 6" (2.86m x 2.60m) UPVC double glazed window, central heating radiator and power points.

BEDROOM THREE (FRONT)

9' 1" x 7' 4" (2.78m x 2.24m) UPVC double glazed window, central heating radiator built in wardrobe and power points.

LUXURY REFITTED BATHROOM

Comprising of modern white suite, panelled bath, pedestal wash basin, low flush wc, separate shower cubicle with power shower, heated towel rail and UPVC obscure glazed window.

OUTSIDE

REAR GARDEN

Having a paved patio, boundary wall to one side and recently seeded lawn.

FRONT GARDEN

Mainly lawn and paved footpath.

SIDE OF THE PROPERTY

To the side front there is a lawned area which belongs to the property.

TENURE

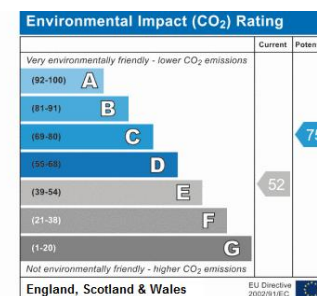
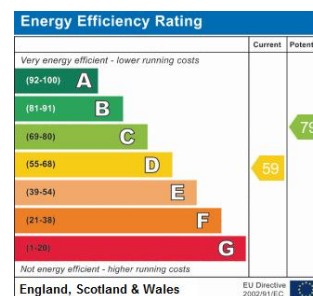
Freehold

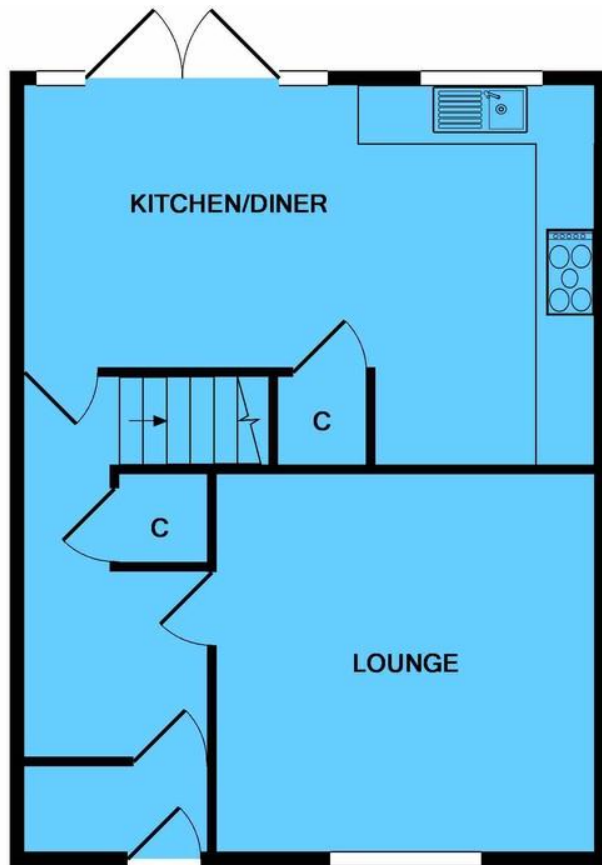
VIEWING

Via Xact in Solihull on 0121 712 6222.

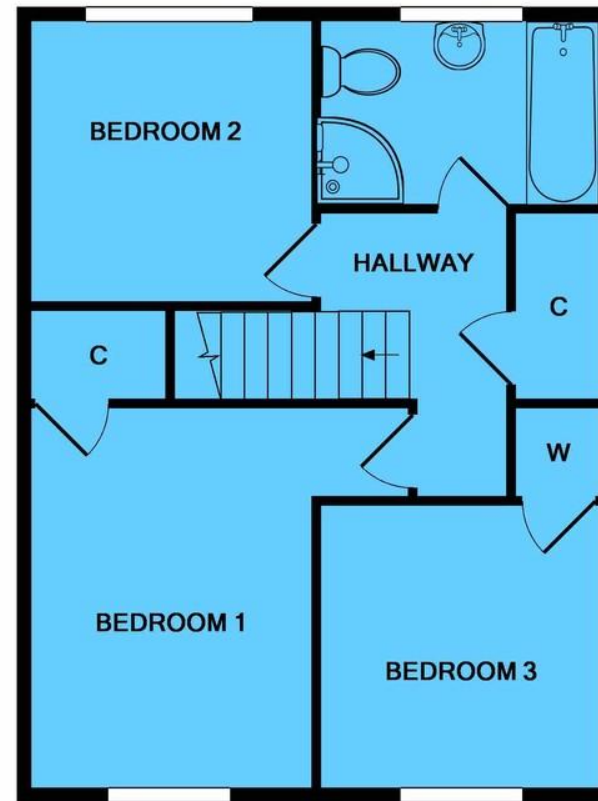
COUNCIL TAX

Council Tax Band B





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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