



15 CASTLE LANE, SOLIHULL, B92 8DB

PURCHASE PRICE £269,950





## PROPERTY OVERVIEW

Situated in a most popular location a fantastic opportunity to purchase this character three bedroom extended and spacious semi detached which must be viewed internally to be appreciated. The property is well located for local shops, schools and public transport has easy access to Olton railway station. This lovely family home benefits from gas central heating and most windows are double glazed. The accommodation briefly comprises of:- enclosed porch, impressive entrance hall, dining room, extended lounge, kitchen, three good sized bedrooms, modern refitted bathroom and large established garden. In more detail the property affords:-

## ACCOMMODATION ON THE GROUND FLOOR

Approached via the tarmac driveway to:-

### ENCLOSED PORCH

With further door giving access through to:-

### SPACIOUS ENTRANCE HALL

With staircase to the first floor, double central heating radiator, meter cupboard, useful understairs storage cupboard, central heating thermostat, leading off:-

### DINING ROOM (FRONT)

13' 4" x 12' 11" (4.07m x 3.95m) UPVC double glazed window to the front, central heating radiator, coved cornicing, dado rail and power points.

### LOUNGE (REAR)

16' 9" x 11' 5" (5.12m x 3.48m) Having a wall mounted gas fire with back boiler, coved cornicing, double glazed sliding patio doors leading out to the rear garden, TV point and power points.

### FITTED KITCHEN

9' 5" x 8' 9" (2.89m x 2.67m) Having a stainless steel sink unit with side drainer and cupboards beneath, range of base and wall cupboards, space for a gas



cooker, window to the rear, power points, further space for a fridge or freezer, further door leading through to:-

#### UTILITY ROOM

9' 5" x 6' 1" (2.89m x 1.87m) Plumbing for a washing machine and dishwasher, power points and access out to the rear garden.

#### FIRST FLOOR

Approached via the staircase from the entrance hall to:-

#### LANDING

With hatch to the roof void, leading off:-

#### BEDROOM ONE (FRONT)

12' 10" x 11' 11" (3.93m x 3.65m) Extensive range of fitted wardrobes with cupboards over, central heating radiator, UPVC double glazed window and power points.

#### BEDROOM TWO (REAR)

12' 0" x 10' 1" (3.68m x 3.08m) Double glazed window, airing cupboard, central heating radiator and power points.

#### BEDROOM THREE (REAR)

9' 8" x 8' 9" (2.95m x 2.69m) UPVC double glazed window, central heating radiator and power points.

#### BATHROOM

Having a modern refitted bathroom comprising of panelled bath with shower over, pedestal wash basin, low flush wc, complimentary tiling to full height, heated towel rail and UPVC obscure glazed window.

#### REAR GARDEN

A delightful good sized rear garden, mainly lawn with privet hedge to both sides and mature trees.

#### GARAGE

19' 8" x 11' 3" (6.00m x 3.44m)

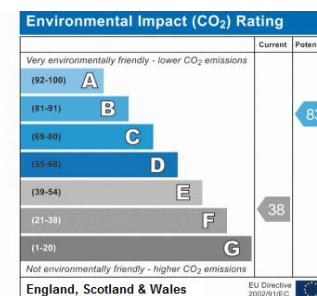
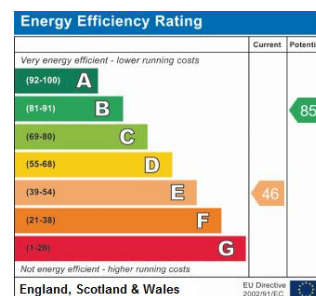
#### TENURE

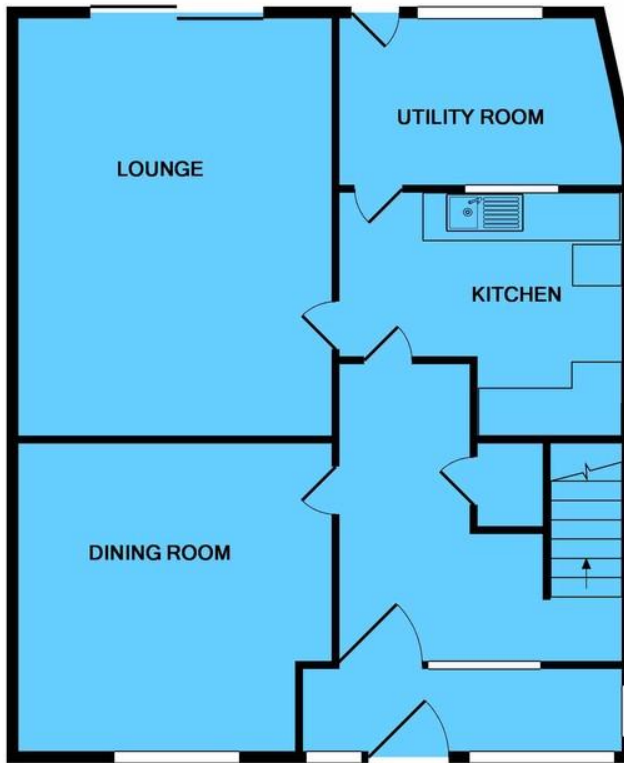
Freehold

#### VIEWING

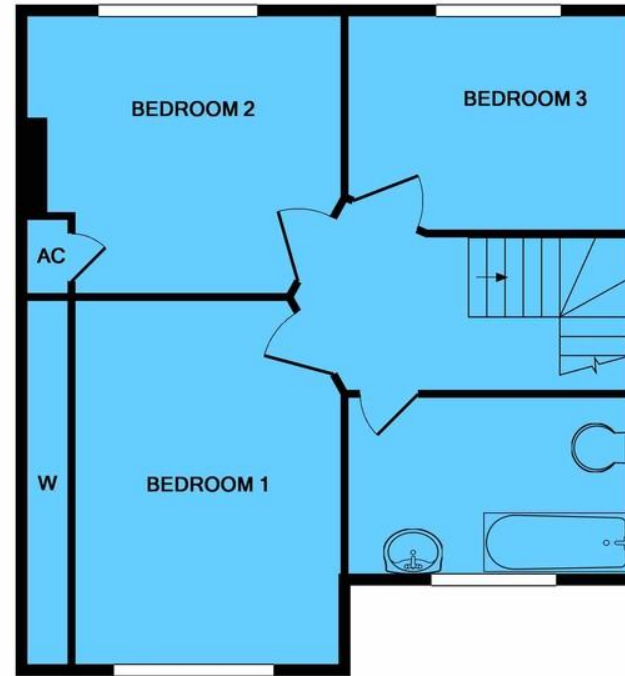
Via Xact in Solihull on 0121 712 6222

#### COUNCIL TAX Tax Band C





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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