



melvyn  
**Danes**  
ESTATE AGENTS



Castle Lane

Solihull

Asking Price £345,000

## Description

Castle Lane is ideally placed for local shops and Olton Railway Station which is approximately 1 mile away offering services to Birmingham and beyond. Frequent bus services operate from the railway station providing access to the city centre of Birmingham, via Acocks Green, or towards the town centre of Solihull where one will find an excellent array of shopping facilities including those along the High Street and within the Touchwood development which hosts a multi-screen cinema, a wide choice of restaurants and access to Solihull Arts Complex. Castle Lane joins both the A41 Warwick Road, via Ulverley Green Road, and Hobs Moat Road where one will find further shopping facilities, Solihull Ice Rink, a choice of restaurants and takeaway outlets, behind which is a local library and doctors surgery.



Hobs Moat Road joins the A45 Coventry Road in Sheldon which gives access to the city centre of Birmingham or in the opposite direction to the National Exhibition Centre, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway which forms the hub of the national motorway network.



The property is set back from the road behind a tarmac driveway affording multiple off road parking leading to the upvc door allowing access to entrance porch with further access into the accommodation which comprises of entrance hall with under stair storage, large living room with folding doors, open fire place with log burner, dining room with sliding door into the garden room and wall mounted electric fire place, fitted kitchen with double aspect windows and access into the utility. The utility space has plumbing for washers and allows access into the single garage and further access into the rear garden which is serviced by gardeners toilet.



To the first floor we have three bedrooms two of which a great sized doubles with fitted storage and a further single with over stair storage and the family bathroom.

To the rear we have a great sized garden with patio area, side passage access, panelled fencing and to the rear of the garden we have green house, shed and planting area.

**Accommodation**

**Entrance Porch**

**Entrance Hall**

**Living Room**

12'8" x 12'4" (3.865 x 3.774)

**Dining Room**

12'7" x 10'8" (3.848 x 3.275)

**Kitchen**

7'8" x 9'3" (2.341 x 2.826)

**Garden Room**

**WC**

**Bedroom One**

11'4" x 12'3" (3.458 x 3.734)

**Bedroom Two**

11'4" x 11'3" (3.478 x 3.436)

**Bedroom Three**

7'4" x 8'3" (2.256 x 2.529)

**Bathroom**

7'2" x 8'1" (2.209 x 2.476)

**Private Rear Gardens**

**Off Road Parking**



TENURE: We are advised that the property is Freehold.

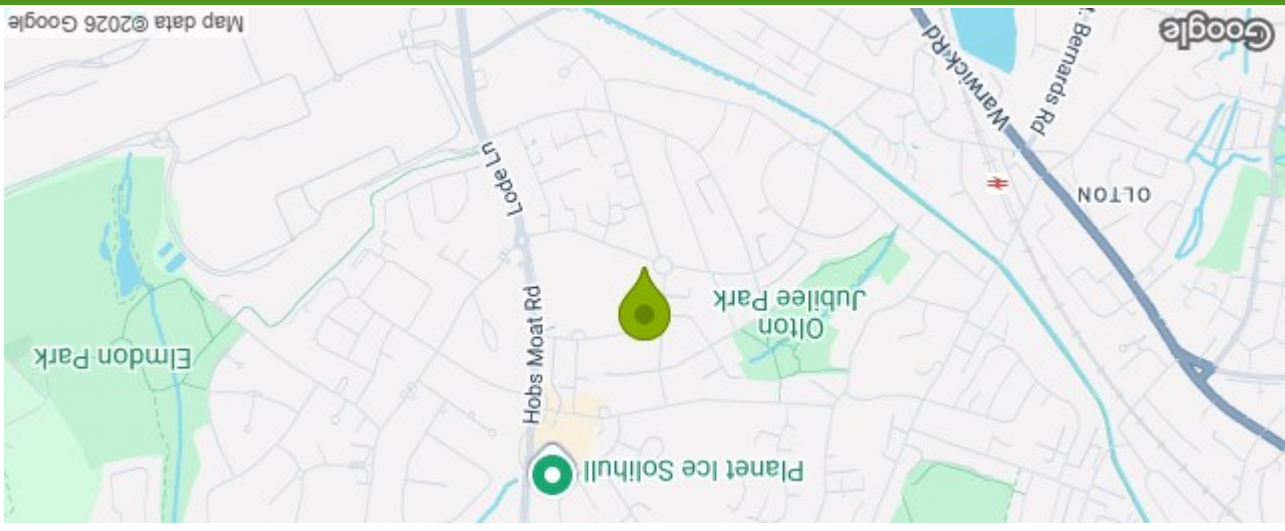
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 7/11/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 7/11/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below 0121 711 1712

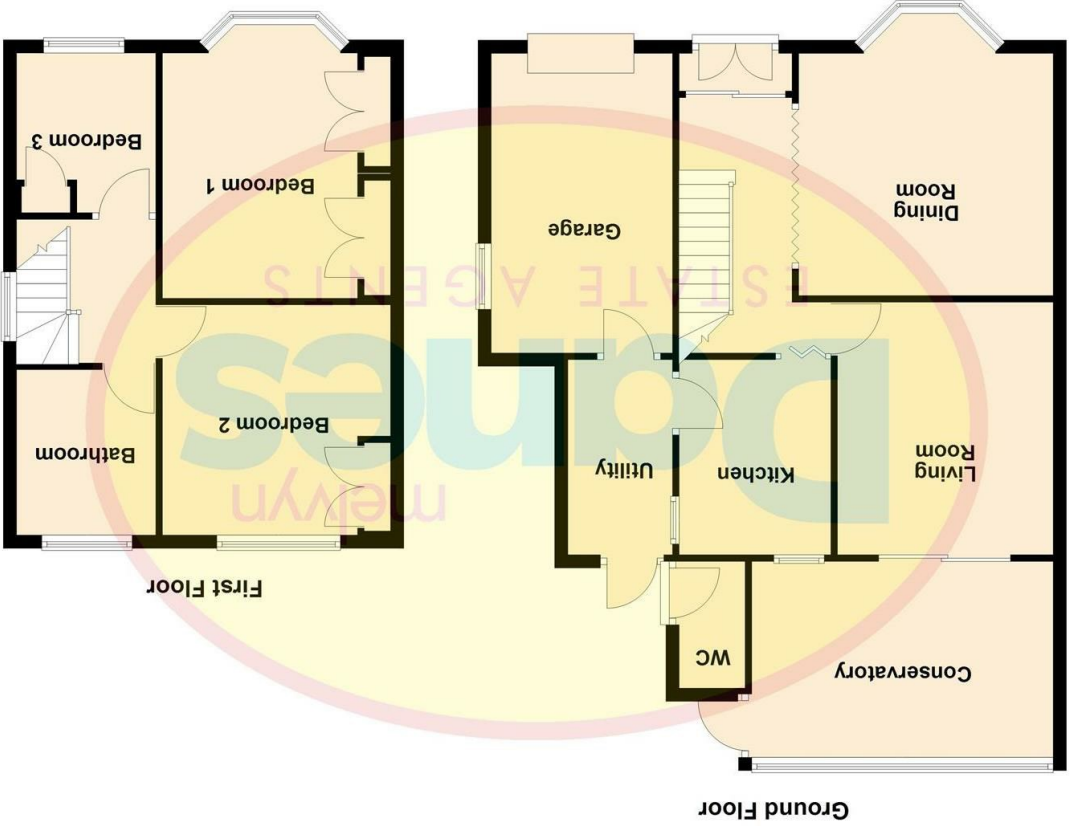
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.



Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	80
Current	60
Potential	80

207 Castle Lane Solihull Solihull B92 8SW  
Council Tax Band: D



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.