

# Horton & Storey



Castle Lane, Solihull.

Offers Over **£360,000**

# Property Features

- Semi-detached dormer bungalow
- Large front garden with paved rear garden
- Three bedrooms- two doubles and further single
- Immaculate condition and finish throughout
- Brilliant kitchen/diner to rear of property
- Garage with eaves storage
- Dormer bedroom on first floor with eaves storage
- Gas central heating with water tank
- Bathroom with walk in shower cubicle
- Brick paved driveway for multiple vehicles

## Full Description

### APPROACH

The property is located on an elevated corner plot between Castle Lane and Lode Lane which serves as the main transport link between Solihull town centre and the Coventry Road. The fore garden wraps around the forward boundary with a large brick paved driveway which curves upwards leading to the garage. There is well appointed brick walls to the shared boundary and established vegetation leading around the lounge up to the entrance porch.

### PORCH

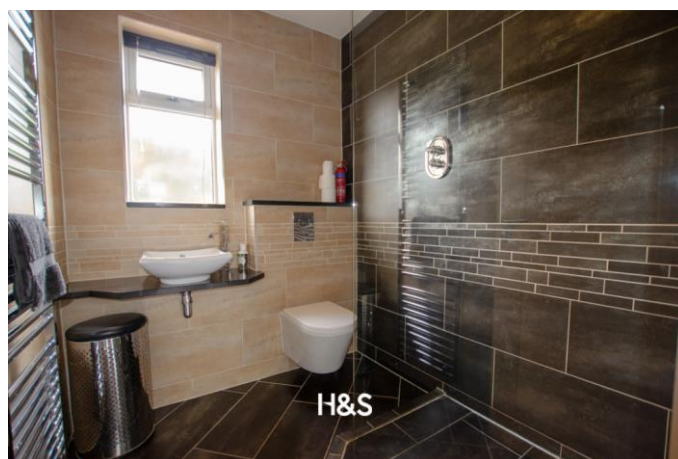
The porch has double UPVC doors leading to the UPVC front door with obscure double glazing and multi-locks for added security. The front door opens into the well appointed hallway;

### HALLWAY

The hallway has hardwood flooring and is flows through the centre of the property. The hallway connects the front of the house which boasts the lounge and bedroom three with the sociable kitchen diner, bathroom and further bedrooms to the rear.

### LOUNGE

Located at the front of the property, this well appointed lounge boasts two double glazed windows with one being a bay overlooking the fore garden. There is hardwood flooring throughout with TV and aerial points located on the wall which increases the useable space within the room;





## KITCHEN/DINER

The heart of the many homes and this one doesn't disappoint. The kitchen has granite work surfaces with integrated NEFF appliances and tiling to floor. The kitchen highlights the high level of finish on offer throughout the property. There is a double glazed window above the stainless steel sink and further double glazed doors which open out onto the rear paved garden. The dining area has hardwood flooring and a recess for the fireplace which has a TV point.

## BATHROOM

At the centre of the home is located the bathroom. The suite comprises of a sink with mixer tap, a bath with mixer tap, a tiled walk in shower cubicle with glass shower screen and heated towel rail. The bathroom boasts a double glazed ceiling window to which coupled with the large mirrored wall provides natural light to the room;

## BEDROOM ONE

Located off the hallway the master bedroom has hardwood flooring throughout, a double glazed window to the rear elevation, TV point, built in wardrobe with doorway into ensuite shower room. The bedroom is located towards the rear left elevation of the property and provides privacy for the occupant.

## BEDROOM TWO

Located to the right side of the hallway at the front elevation the second bedroom or home office has a double glazed window to the front elevation and hardwood flooring throughout. A versatile space which can be used for a number of different purposes.

## DORMER BEDROOM

The bedroom is located by using the stairs off the hallway, There is a double glazed window spanning the rear elevation of the room and restricted height within the eaves towards the front elevation. There is further eaves storage cupboards either side of the bedroom doors. One of the storage cupboards houses the solar power control panel.

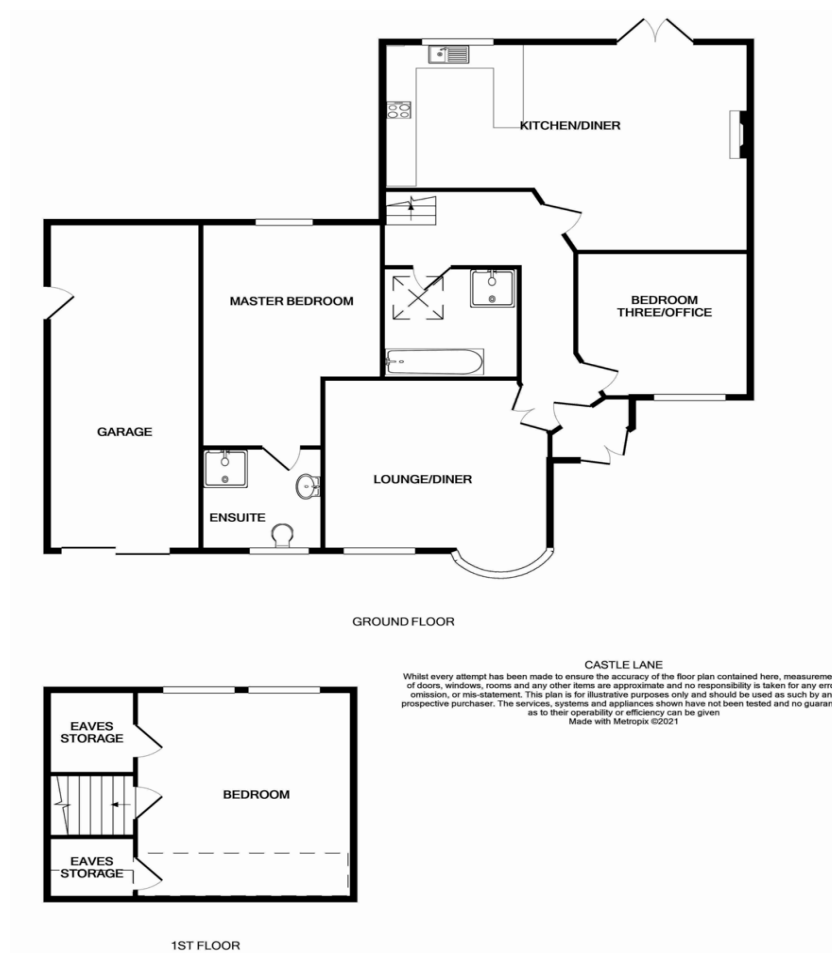
## REAR GARDEN

The rear garden flows around the left hand boundary at the property and is currently paved for ease of use. There are two areas of patio which can be used to grow potted plants or for socialising. The plot narrows behind the garage leading to a gate which provides access to the front of the property and a double glazed door to the garage.



## GARAGE

The garage has a roller shutter door for extra security. There is a hatch providing eaves storage which is vital within a dormer bungalow. The garage houses the gas central heating combination boiler, hot water tank, electric consumer unit and solar panel control panel and feed.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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