



94 Castle Lane, Olton, Solihull, B92 8RN

Price Guide **£260,000**

- Beautifully Appointed Semi Detached Property
- Stunning Breakfast Kitchen
- Spacious Through Lounge/Diner
- Solid Oak Flooring
- Three Bedrooms
- Modern Family Bathroom + Cloakroom/WC
- UPVC Double Glazing & Gas Central Heating
- Energy Efficiency Rating - D

0121 709 3300

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Comprehensively improved by the current owners, this is a stunning family home appointed to an exceptional standard. The central hub of the property is a beautifully extended breakfast kitchen with vaulted ceiling that overlooks an immaculate landscaped garden. There is a spacious through lounge/dining room, cloakroom/wc, three good size bedrooms and modern bathroom, driveway, garage & benefits from UPVC double glazing & gas central heating. Early viewing is advised.

APPROACH

Via a tarmacadam driveway enabling off road parking for several vehicles, gravel and slabbed area, covered storm porch entrance with external light over, composite double glazed front door leading to:

HALLWAY

Single panel radiator, solid oak flooring, ceiling light point, stairs rising to first floor landing, under stairs cupboard, oak veneer doors leading to lounge and extended kitchen.

THROUGH LOUNGE/DINER

24' 2" (7.37M) X 9' 7" (2.92M)

Ornamental wall mounted log effect electric fire, TV aerial point, Sky TV connection point, solid oak flooring, double and single panel radiator, two ceiling light points, two wall light points, UPVC double glazed window to front aspect, UPVC double glazed sliding patio doors to rear garden.

CLOAKROOM/WC

Contemporary low level flush wc, wash hand basin with chrome mixer tap over, glass wall tiles to splash prone areas, complementary ceramic floor tiling with underfloor heating, recessed spot lights.

EXTENDED BREAKFAST KITCHEN

14' 3" (4.34M) X 9' 2" (2.79M)

A beautifully appointed and comprehensively fitted kitchen comprises a range of white high gloss wall and base units, frosted glass cabinets, contrasting wood effect work surface over, breakfast bar and splash backs, one and a half bowl with single drainer unit with mixer tap over, integrated Neff five ring gas hob, electric oven and canopy extractor hood over, integrated Hotpoint dishwasher, space for washing machine, provision for American style fridge/freezer, vaulted ceiling with two electric remote controlled Velux sky lights, TV aerial point, ceramic tiled flooring with under floor heating, ceiling light point and recessed spot lights, high and low level LED lighting, door to garage, UPVC double glazed window and French door to rear aspect.



FIRST FLOOR

UPVC double glazed window to side aspect, loft access, doors to all bedrooms and bathroom.

BEDROOM ONE

12' 7" (3.84M) X 9' 9" (2.97M)

Double panel radiator, ceiling light point, TV aerial point, UPVC double glazed window to front aspect.



BEDROOM TWO

11' 3" (3.43M) X 9' 9" (2.97M)

Double panel radiator, ceiling light point, UPVC double glazed window to rear aspect, TV aerial point.

BEDROOM THREE

6' 8" (2.03M) X 5' 7" (1.7M)

Single panel radiator, ceiling light point, UPVC double glazed window to front aspect, TV aerial point.

FAMILY BATHROOM

A well appointed white three piece suite comprises low level flush wc, pedestal wash hand basin, panel bath with Triton thermostatic shower over. Complementary ceramic tiling to splash prone areas and flooring, single panel radiator, obscure UPVC double glazed window to rear aspect.



GARDEN

A well maintained garden being mostly laid to lawn with pond and feature water display, Cotswold stone paved patio area, decking area, timber fencing to perimeter.

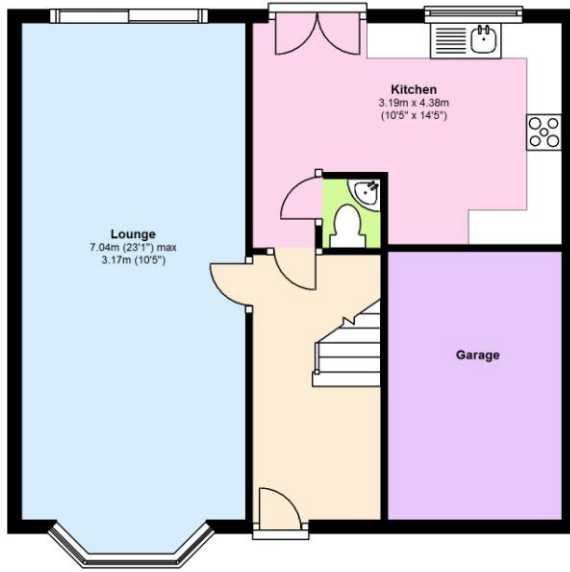
GARAGE

14' 0" (4.27M) X 8' 6" (2.59M)

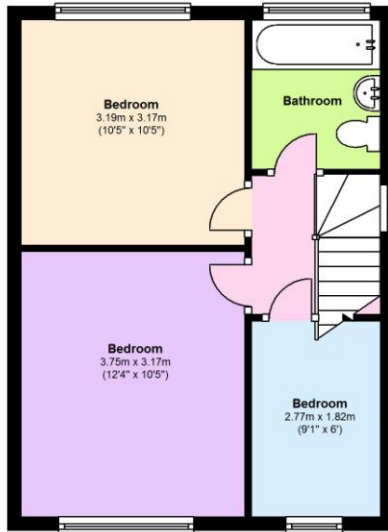
Worcester Bosch combination central heating boiler, power supply and lighting, up and over door to front, personal door to kitchen.



Ground Floor
Approx. 54.7 sq. metres (588.3 sq. feet)



First Floor
Approx. 35.8 sq. metres (385.0 sq. feet)



Total area: approx. 90.4 sq. metres (973.3 sq. feet)



2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com

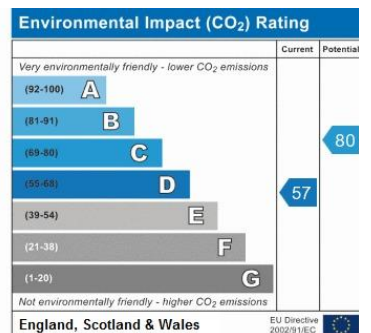
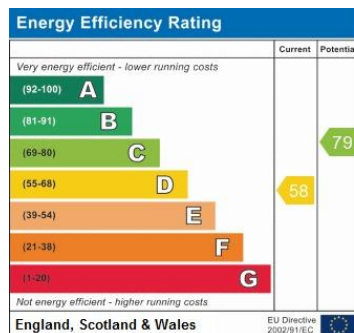
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