



**DM&Co.**  
SALES & LETTINGS

**34 CASTLE LANE  
SOLIHULL  
B92 8DB**

Seize the opportunity to transform this spacious two-bedroom end terrace property, nestled in a popular location. Awaiting your personal touch, it boasts two large reception rooms, a fitted kitchen and a marvellous garden. Off road parking adds convenience to potential. No upward chain.



Embrace the sense of space and potential as you step into this welcoming home. The first reception room immediately extends a warm invitation, showcasing ample space for relaxation and entertainment. It's a room where family moments and conversations unfold, highlighted by generous natural light.

Transition seamlessly into the second reception room, equally graced with natural light and space. It holds promise for diverse usage – be it a dedicated dining area or a study. The kitchen, set to the rear and overlooking the bountiful garden, offers functional space with the prospect of becoming a culinary haven with some thoughtful enhancements.

Each room downstairs is a canvas, echoing the sentiment of a home full of potential, waiting for the infusion of personal style and creativity.







Ascend to the upper level where two expansive double bedrooms offer sanctuaries of space and comfort. Each room is a personal retreat, generously proportioned and bathed in natural light, illuminating the possibilities for individualized décor and styling.

The modern family bathroom serves as a functional and contemporary space, equipped with both a shower and bath. Every detail accentuates comfort and convenience, marking a space where the bustle of the day dissolves into moments of relaxation.







A journey to the outside unveils a garden where nature and potential converge. Offering layers of greenery and space, it is poised for transformation into a gardener's paradise or a family's outdoor retreat. Each inch of this green space calls for personalisation, offering a canvas for imaginative landscaping or the integration of additional functional spaces. There's no limit to the potential that awaits in this garden, promising a harmonious blend of nature, leisure and the touches that transform a garden into a personalised oasis.









## FEATURES

- Fantastic Extension Potential STPP
- Two Large Double Bedrooms
- Bright Reception Rooms
- Fitted Kitchen Space
- Modern Family Bathroom
- Expansive Rear Garden
- Off Road Parking Available
- Popular Location
- No Upward Chain

## SIZE

Total - 902 Sq Ft

## TENURE

Freehold

## COUNCIL TAX

Solihull Metropolitan Borough Council C

## SERVICES

All mains services are connected to the property.  
It is advised that you confirm this at point of offer.

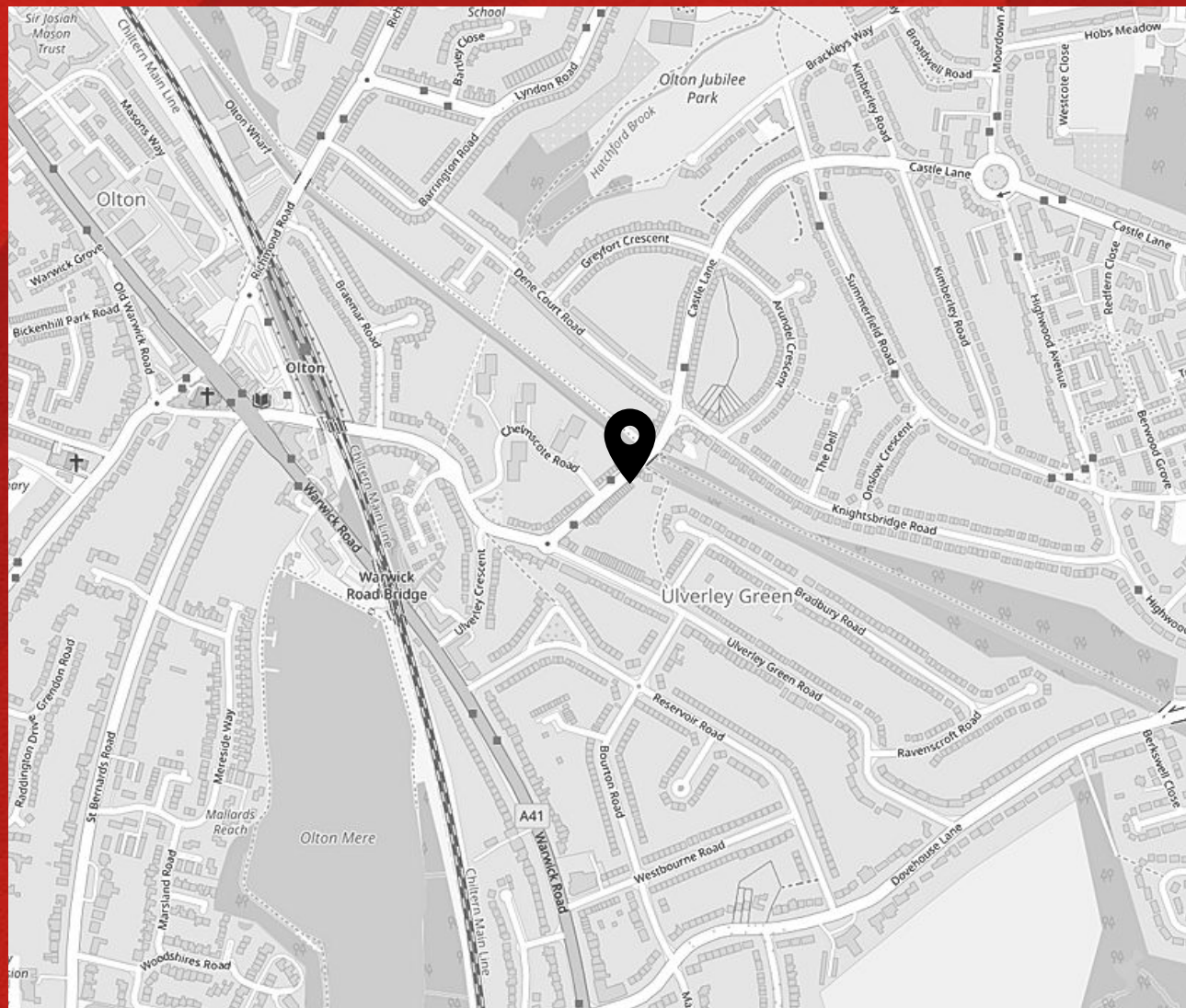
## VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

📞 0121 775 0101

✉ sales@dmandcohomes.co.uk

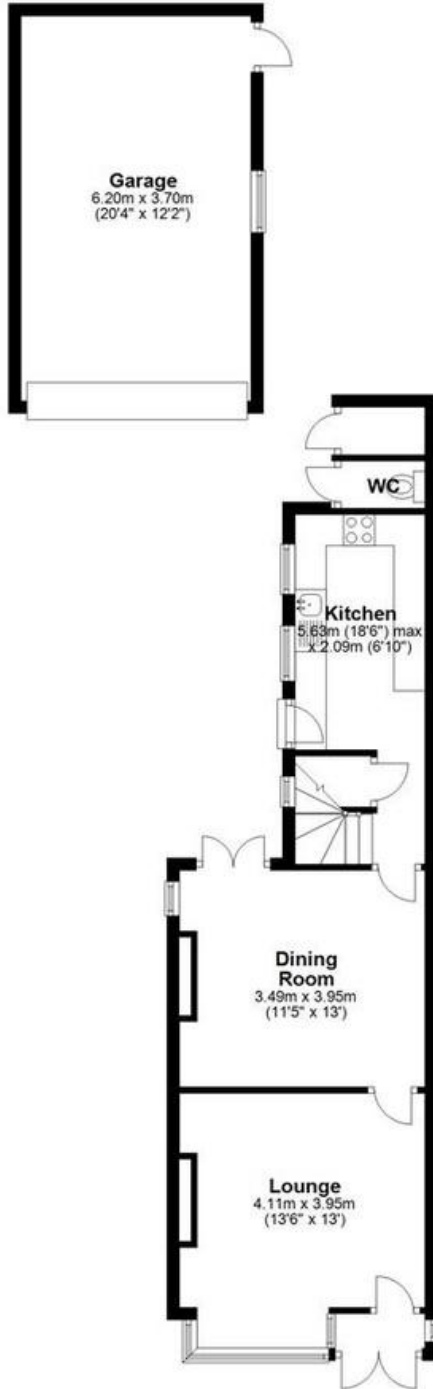
\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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



## LOCATION

Situated in a sought-after neighbourhood, this property stands as a gem for first-time buyers, investors or downsizers. Its end terrace positioning augments the sense of space and exclusivity. The locale is characterised by accessibility and convenience with Olton Train Station being a 10 minute walk away along with a range of amenities close at hand, painting a picture of ease and lifestyle satisfaction.

**Ground Floor**  
Approx. 44.4 sq. metres (478.3 sq. feet)



**First Floor**  
Approx. 39.4 sq. metres (424.2 sq. feet)



Total area: approx. 83.8 sq. metres (902.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.



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