



Danford Lane, Solihull

Guide Price £1,195,000





PROPERTY OVERVIEW

Set on a sought-after road and currently falling under the Tudor Grange Academy catchment area, is this stunning six-bedroom detached family home is a true masterpiece of modern design, expertly extended and remodelled by the current owners to create a vast and luxurious living space. Set behind a grand driveway offering ample parking, this property exudes grandeur and elegance. Spanning across three floors, this home is a sanctuary of style and comfort. Upon entering through the impressive hallway, you are greeted by a seamless flow that leads you through the various living areas. The heart of the home lies in the expansive open-plan kitchen and sitting area, boasting a large central island and ample work space. This area effortlessly transitions into a charming sitting area with picturesque garden views, and a spacious rear living room with a generously-sized dining room. The ground floor comprises two gracious living rooms (one to the front and one to the rear of the property), a versatile home office/study, a well-appointed gym, and a serene snug – providing the ideal spaces for both relaxation and productivity.



Moving to the first floor, you will find four generously sized bedrooms, with the exquisite principal bedroom overlooking the rear garden, featuring a luxurious ensuite bathroom and a walk-in wardrobe. The remaining bedrooms all offer built-in storage and are complemented by a modern Jack 'n' Jill family bathroom. Ascending to the second floor, two additional spacious double bedrooms await, each with their own private ensuites. One of these rooms presents a versatile layout that could easily double as a children's playroom or cinema room – offering endless possibilities for entertainment and relaxation.

Outside, the property boasts a beautifully landscaped rear garden, featuring a charming patio seating area and an expansive lawn section – perfect for al fresco dining, outdoor play, or simply soaking up the serene ambience. With its prime location in proximity to local schools and amenities, this magnificent family home offers the epitome of luxury living. Experience the sheer opulence and grandeur of this property by scheduling a viewing today – prepare to be captivated by its unparalleled beauty and sophistication.





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold

- Six Double Bedroom Detached Family Home
- Three Reception Rooms
- Significantly Extended & Remodeled
- Viewing Required To Truly Appreciate This Stunning Home
- Large Open Plan Kitchen & Sitting Area
- Seamless Flow Between Reception Areas
- Home Office/Study
- Gym
- Jack 'N' Jill Family Bathroom & Three Ensuites
- Landscaped Rear Garden





PORCH

HALLWAY

DOWNSTAIRS CLOAKROOM WITH WC

FRONT LIVING ROOM

19' 10" x 11' 10" (6.05m x 3.61m)

DINING ROOM

11' 10" x 9' 8" (3.61m x 2.95m)

REAR LIVING ROOM

17' 9" x 12' 4" (5.41m x 3.76m)

HOME OFFICE/STUDY

12' 8" x 8' 0" (3.86m x 2.44m)

KITCHEN

19' 2" x 13' 1" (5.84m x 3.99m)

SITTING/SEATING AREA OVERLOOKING THE REAR

GARDEN

16' 11" x 13' 0" (5.16m x 3.96m)

GYM

13' 7" x 7' 5" (4.14m x 2.26m)

SNUG

8' 10" x 8' 6" (2.69m x 2.59m)

INTEGRAL GARAGE

15' 11" x 7' 9" (4.85m x 2.36m)



FIRST FLOOR

PRINCIPAL BEDROOM

17' 9" x 13' 0" (5.41m x 3.96m)

WALK IN WARDROBE

8' 8" x 3' 7" (2.64m x 1.09m)

ENSUITE

17' 5" x 6' 11" (5.31m x 2.11m)

BEDROOM TWO

18' 6" x 12' 0" (5.64m x 3.66m)

BEDROOM THREE

17' 1" x 12' 0" (5.21m x 3.66m)

BEDROOM FOUR

13' 3" x 13' 1" (4.04m x 3.99m)

JACK 'N' JILL BATHROOM

13' 1" x 3' 11" (3.99m x 1.19m)

SECOND FLOOR

BEDROOM FIVE

36' 5" x 17' 7" (11.10m x 5.36m)

ENSUITE

6' 7" x 4' 5" (2.01m x 1.35m)

BEDROOM SIX

25' 1" x 11' 10" (7.65m x 3.61m)

ENSUITE

6' 7" x 4' 7" (2.01m x 1.40m)

TOTAL SQUARE FOOTAGE

334.6 sq.m (3602 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED REAR GARDEN

PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, integrated microwave, integrated fridge, integrated freezer, integrated dishwasher, kitchen display cabinet, two garden sheds, all carpets and light fittings, some curtains, CCTV and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.
Broadband - Virgin Media.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







