



Danford Lane, Solihull

Guide Price £580,000





PROPERTY OVERVIEW

Situated on a sought-after road in Solihull, this four-bedroom semi-detached family home presents an exceptional opportunity for discerning buyers. Boasting an extension thoughtfully designed by the current owners, this property offers a spacious and comfortable living arrangement. Upon entry, the welcoming hallway seamlessly connects the various spaces on the ground floor. Two generously sized reception rooms cater to different needs, with a large living room offering picturesque views of the rear garden, and a formal dining room perfect for hosting gatherings. The fitted kitchen, complete with an attached utility room, ensures practicality and convenience for daily living. A single garage is also included, providing additional storage or parking space. On the upper level, four well-proportioned bedrooms await, all serviced by a family bathroom designed for functionality and style. The property's westerly facing rear garden is a sanctuary of tranquillity, complete with a patio seating area ideal for al fresco dining or relaxation. A driveway capable of accommodating multiple vehicles adds to the convenience of this residence.



Perfectly blending comfort with functionality, this family home promises a lifestyle of ease and enjoyment. Don't miss the opportunity to make this property your own. Contact us today to arrange a viewing and see for yourself the numerous advantages this home has to offer.

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: E

Tenure: Freehold



- Four Bedroom Semi-Detached Family Home
- Set On A Sought After Road In Solihull
- Two Large Reception Rooms
- Fitted Kitchen Overlooking The Rear Garden
- Practical Utility & Single Garage
- Four Generously Sized Bedrooms
- Family Bathroom
- Well Maintained Westerly Facing Rear Garden
- Large Driveway For Multiple Vehicles



PORCH

HALLWAY

LIVING ROOM

20' 0" x 10' 11" (6.09m x 3.33m)

DINING ROOM

15' 1" x 10' 11" (4.60m x 3.33m)

KITCHEN

15' 3" x 8' 8" (4.66m x 2.63m)

UTILITY

10' 11" x 5' 7" (3.32m x 1.71m)

WC

FIRST FLOOR

BEDROOM ONE

15' 5" x 10' 11" (4.69m x 3.33m)

BEDROOM TWO

12' 5" x 10' 11" (3.79m x 3.33m)

BEDROOM THREE

12' 8" x 12' 0" (3.86m x 3.65m)

BEDROOM FOUR

15' 6" x 5' 7" (4.73m x 1.70m)

BATHROOM

8' 6" x 5' 9" (2.60m x 1.76m)

SEPARATE WC

TOTAL SQUARE FOOTAGE

146.0 sq.m (1572 sq.ft) approx.



OUTSIDE THE PROPERTY

PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Bosch oven, hob and dishwasher, kitchen extractor, garden shed, all carpets, curtains and blinds, some light fittings and fitted wardrobes in bedroom two and four.

ADDITIONAL INFORMATION

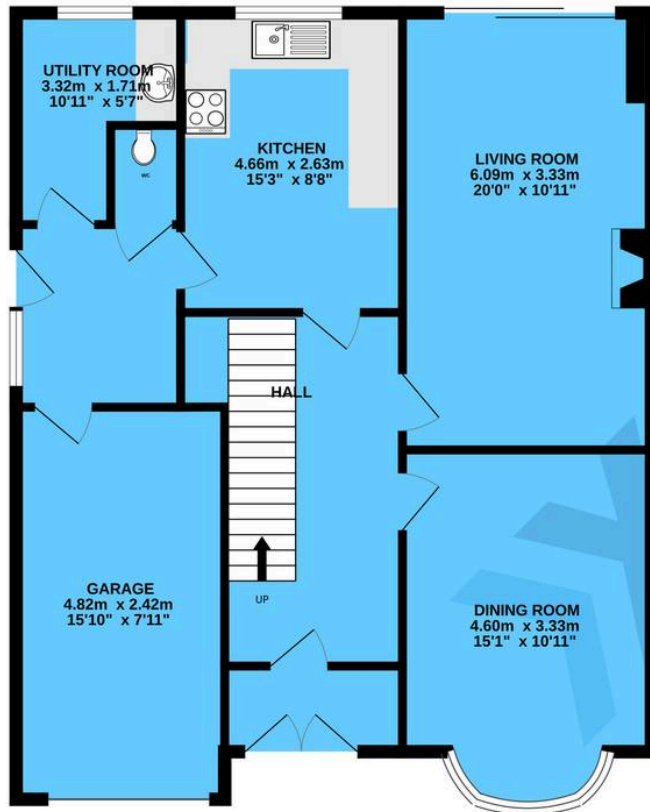
Services – mains water, gas, electricity and sewers.
Broadband – FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

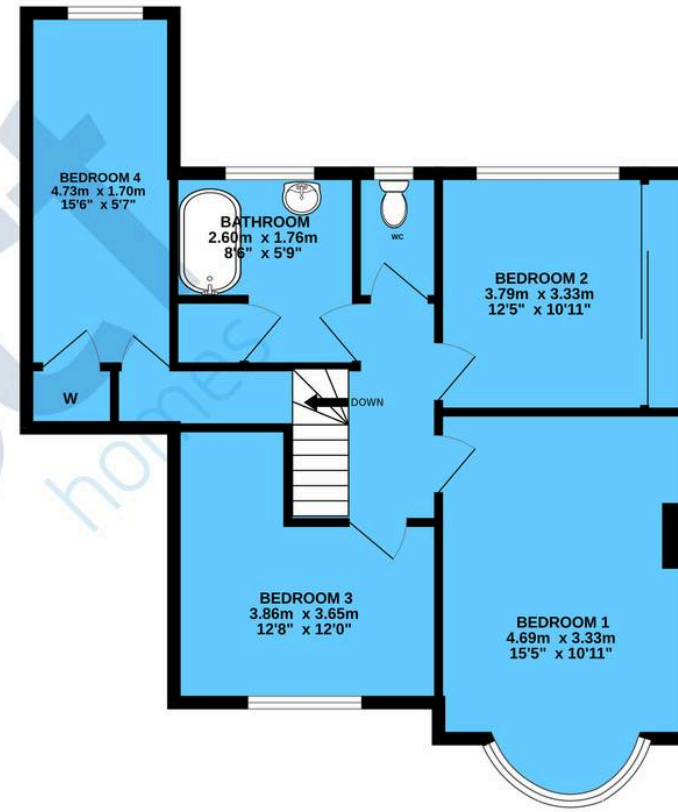
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 146.0 sq.m. (1572 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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