



Danford Lane, Solihull

Offers Over £800,000





PROPERTY OVERVIEW

Situated in a most sought-after location an ideal opportunity to purchase this superb character four bedroom extended semi-detached which must be viewed internally to be fully appreciated. This property has been immaculately maintained and benefits from gas central heating, double glazing and has the added attraction of superb Southwest facing large rear garden. This superb family home briefly comprises of: canopy porch, entrance hall, guest cloakroom, spacious living room, superb kitchen/dining/family room, snug/study, utility room, four good sized bedrooms, two ensuites, family bathroom, garage and large Southwest facing garden.

- Four Bedroom Extended Character Semi Detached
- Immaculately Maintained
- NO UPWARD CHAIN
- Superb Open Plan Kitchen/Dining/Family Area
- Snug/Study
- Two Ensuites
- Large South West Facing Garden





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

ENTRANCE HALLWAY

LIVING ROOM

29' 5" x 13' 5" (8.97m x 4.09m)

OPEN PLAN KITCHEN/DINING AREA

22' 5" x 19' 5" (6.83m x 5.92m)

SNUG/STUDY

15' 3" x 11' 10" (4.65m x 3.61m)

UTILITY ROOM

9' 8" x 7' 6" (2.95m x 2.29m)

FIRST FLOOR

MASTER BEDROOM

18' 1" x 12' 1" (5.51m x 3.68m)

ENSUITE

BEDROOM TWO

17' 4" x 12' 3" (5.28m x 3.73m)

ENSUITE



**BEDROOM THREE**

12' 10" x 9' 9" (3.91m x 2.97m)

BEDROOM FOUR

9' 0" x 8' 10" (2.74m x 2.69m)

BATHROOM**OUTSIDE THE PROPERTY****SOUTH/WEST REAR FACING GARDEN****GARAGE**

13' 1" x 7' 7" (3.99m x 2.31m)

ITEMS INCLUDED IN THE SALE

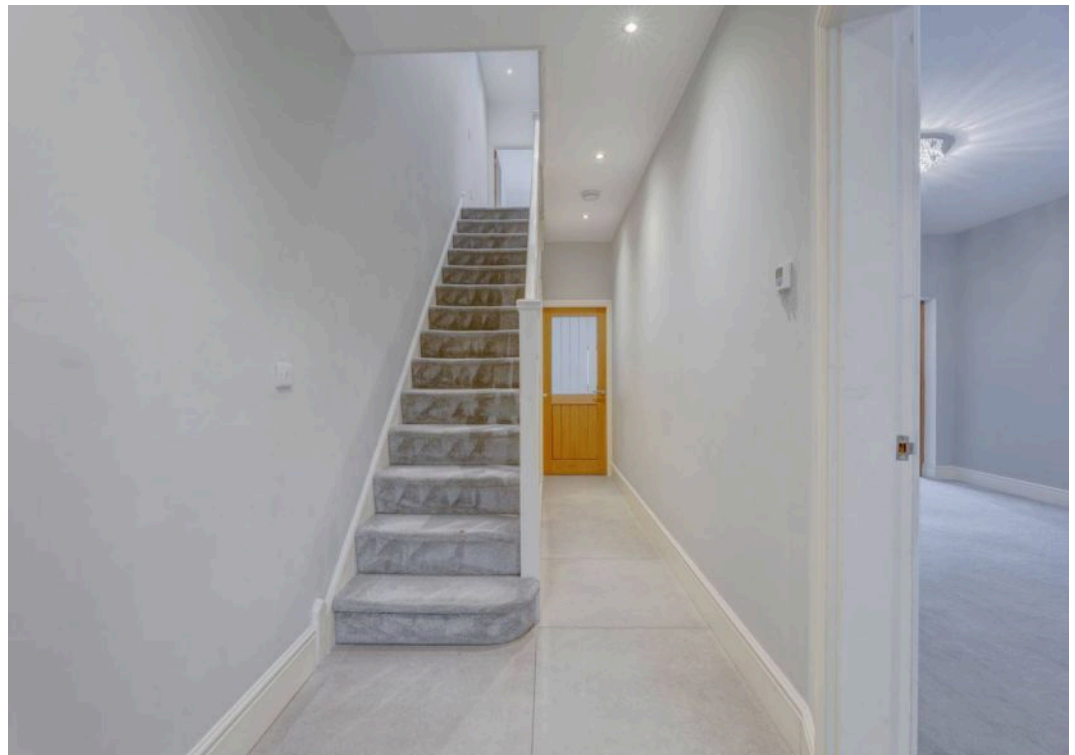
Integrated oven, integrated hob, fridge freezer, all carpets and all blinds

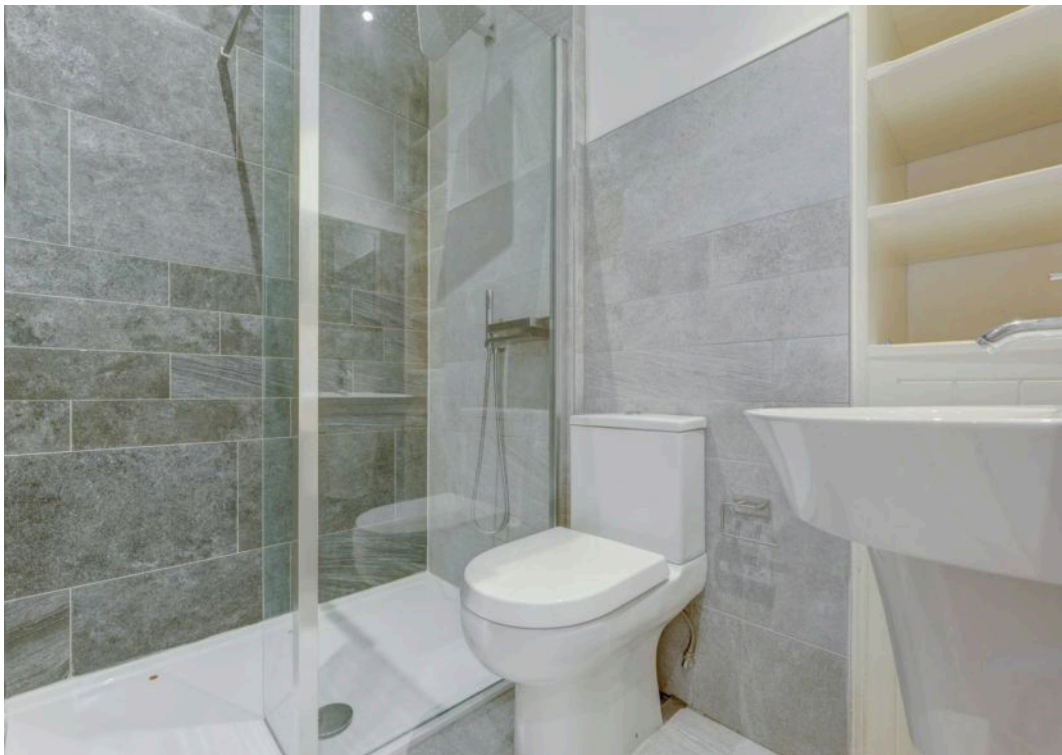
ADDITIONAL INFORMATION

Services: mains gas, electricity and mains sewers.

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



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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