

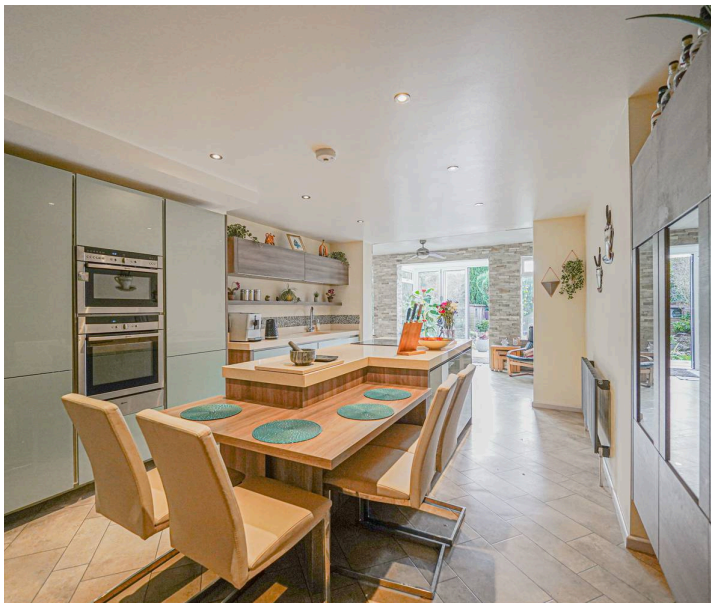


Danford Lane, Solihull

Offers Over £1,000,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

*** A Deceptively Spacious 3,602 Sq Ft Stunning Family Home in the Tudor Grange Catchment Area ***

This magnificent six-bedroom detached family home is a true architectural masterpiece. Behind its deceptive front elevation lies an expansive, architecturally remodelled family home spanning three floors and over 3,600 square feet of immaculate, turnkey living space. Seamlessly extended by the current owners, this property flawlessly balances grand multi-generational entertaining areas with quiet, dedicated spaces for modern family life.

The true heart of this home is the spectacular, light-filled open-plan kitchen and family room. Dominated by a striking central island and premium integrated appliances, this vast space features outlooks over the landscaped grounds, flowing effortlessly into a relaxed sitting area. Double doors connect to a sequence of modern reception rooms, creating an exceptional layout for hosting. The ground floor boasts a versatile layout designed for premium lifestyles, including a large front living room, a generous sized rear living room, dining area, a dedicated home office, a fully equipped home gym, cozy snug and downstairs cloakroom.

The first floor accommodates four substantial double bedrooms. The principal bedroom is a private retreat of its own, positioned to overlook the rear gardens, featuring a five-piece en-suite bathroom and a dedicated walk-in wardrobe.



The remaining three first-floor double bedrooms feature custom built-in storage and are served by a contemporary Jack 'n' Jill family bathroom.

The second floor landing leads into two further impressive sized double bedrooms, both equipped with private en-suite shower rooms. The largest of these rooms stretches over 36 feet in length, offering incredible versatility to serve as a luxury children's playroom, a private teenage lounge, or a state-of-the-art home cinema.

Step outside into a beautifully landscaped, south-west facing rear garden. The outdoor space features a large patio area tailored for al fresco dining and a manicured lawn bordered by mature foliage for seclusion. The front of the property offers a large driveway with parking for multiple vehicles alongside a practical single integral garage.

PROPERTY LOCATION

Situated in Solihull's highly coveted B91 postcode, Danford Lane combines suburban tranquillity with exceptional urban connectivity. Families benefit from immediate access to premier local schooling, including the outstanding-rated Tudor Grange Academy catchment area. Solihull town centre is just a short distance away, offering luxury retail and dining at the Touchwood Shopping Centre, alongside excellent leisure facilities at the Tudor Grange Swimming Pool and Athletics Track. For commuters, Solihull Station provides direct, high-speed rail links to Birmingham City Centre and London Marylebone. Furthermore, Birmingham International Airport, the NEC, and the M42 motorway network are all reachable within a 10-to-15-minute drive, offering unparalleled national and international connections.

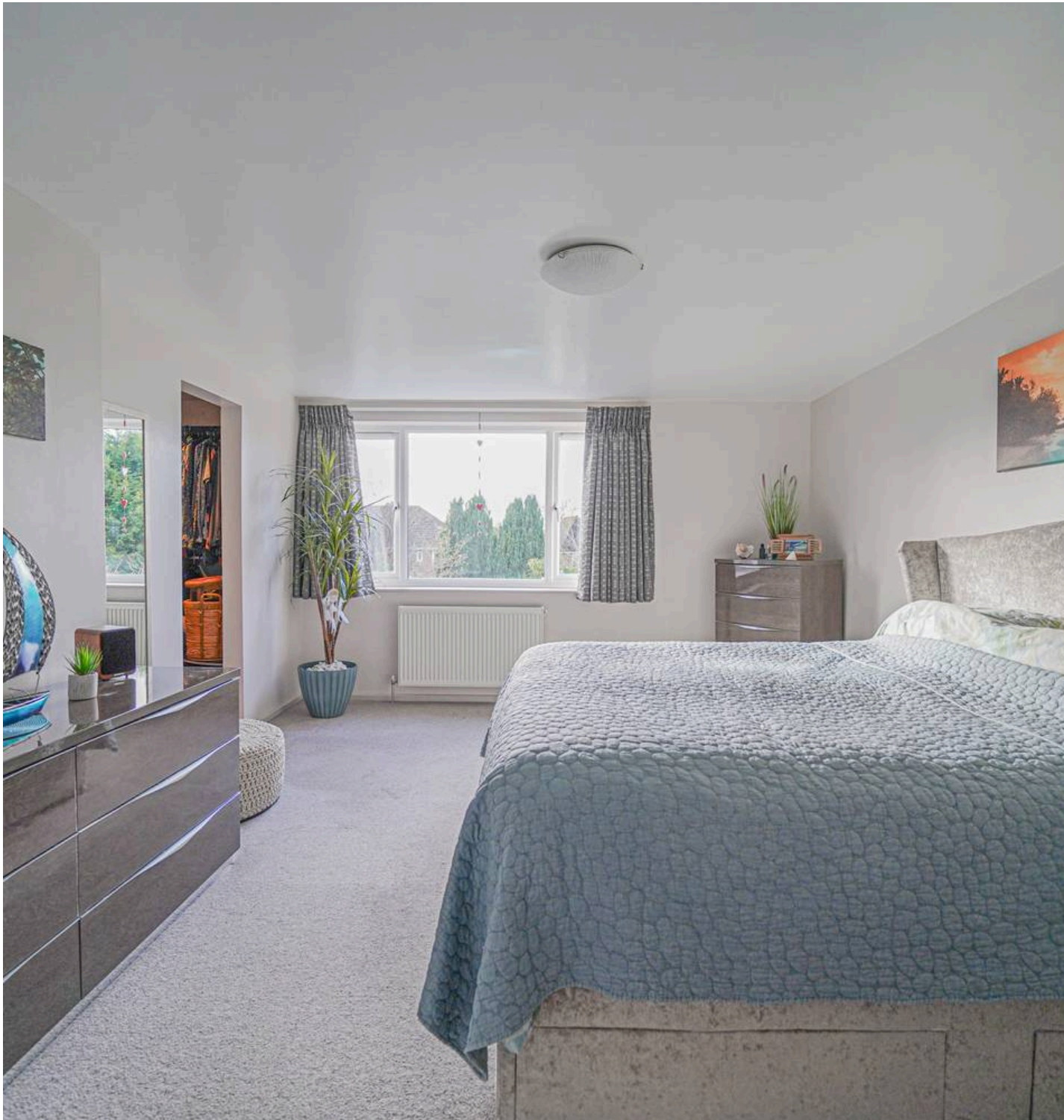
Council Tax band: F

Tenure: Freehold





- Six Double Bedroom Detached Family Home With Four Bathrooms
- Three Reception Rooms – Study, Gym & Snug
- Discreet Luxury Profile: An Understated Front Facade Opening Into An Expansive 3,602 sq. ft (334.6 sq. m) Footprint
- South West Plot: Beautifully Landscaped, Private, South-West Facing Rear Garden With A spacious entertainment Patio
- Tudor Grange Catchment: Located Within The Highly Sought-After Tudor Grange Academy Catchment Area
- Turnkey Execution: Completely Extended, Remodelled, And Modernised To An Excellent Contemporary Standard
- Vast Kitchen Hub: Substantial Open-Plan Kitchen And Sitting Area With A Large Central Island
- Multi-Generational Layout: Six Large Double Bedrooms, Including A Spectacular 36-ft Second-Floor Suite
- Flexible Living Lifestyle: Three Reception Rooms, A Dedicated Study, A Snug And A Private Home Gym
- Premium Bathrooms: Three Private En-suite Bathrooms Plus A Modern Jack 'n' Jill Family Bathroom



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, two garden sheds, all carpets and light fittings, 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.





