



Danford Lane, Solihull

Guide Price £525,000





PROPERTY OVERVIEW

This stunning three bedroom semi-detached home offers exceptional living space arranged over three floors and has been recently refurbished to an impressive standard, ensuring a high quality finish throughout. Ready for immediate occupation, the property is ideally situated on a sought after road, close to excellent local amenities and well-regarded schools, making it the perfect choice for families and professionals alike. The ground floor features two delightful reception rooms, a spacious living room and snug that benefits from an abundance of natural light. The large living room seamlessly connects to a modern breakfast kitchen, which is fitted with fully integrated appliances and contemporary units, providing both style and practicality. A practical utility room with guest cloakroom adds further convenience, and there is also access to a single garage, ideal for storage or parking. On the first floor, you will find two generously sized double bedrooms, both served by a sleek, modern family bathroom, offering comfortable accommodation for family members or guests. The loft has been expertly converted into a superb double bedroom, flooded with natural light from ample skylights (creating a bright and inviting atmosphere that is perfect for relaxation or use as a home office). Outside the property enjoys a private rear garden with large patio seating area.



To the front of the property, a driveway provides off-street parking for two cars (ensuring ease of access at all times). This beautifully presented home combines elegant design with practical features, all set in a prime location that offers convenience and a welcoming community environment. Early viewing is highly recommended to fully appreciate the quality and space on offer in this exceptional property.

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: C

Tenure: Freehold



- Stunning Three Bedroom Semi-Detached Home
- Recently Refurbished To A High Specification Throughout
- Abundance Of Natural Light
- Two Spacious Reception Rooms
- Modern Fitted Breakfast Kitchen
- Three Generously Sized Double Bedrooms
- Driveway For Two Vehicles & Single Garage
- Private Rear Garden With Patio Seating Area
- Close To All Local Amenities & Schools



HALL

SUNG

11' 11" x 13' 5" (3.62m x 4.10m)

LIVING ROOM

15' 3" x 11' 9" (4.64m x 3.57m)

BREAKFAST KITCHEN

19' 5" x 10' 0" (5.92m x 3.04m)

UTILITY ROOM

6' 11" x 9' 1" (2.10m x 2.76m)

WC

INTEGRAL GARAGE

6' 11" x 15' 3" (2.11m x 4.65m)

FIRST FLOOR

BEDROOM TWO

9' 0" x 13' 2" (2.74m x 4.01m)

BEDROOM THREE

8' 6" x 9' 11" (2.60m x 3.02m)

BATHROOM

5' 8" x 9' 10" (1.72m x 2.99m)

SECOND FLOOR

BEDROOM ONE

15' 4" x 14' 9" (4.68m x 4.49m)

TOTAL SQUARE FOOTAGE

127.0 sq.m (1365 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY FOR TWO VEHICLES

PRIVATE REAR GARDEN WITH PATIO

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Fridge/freezer, Dishwasher, Washing machine, All carpets and some light fittings.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – Cable. Loft space – boarded.

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.

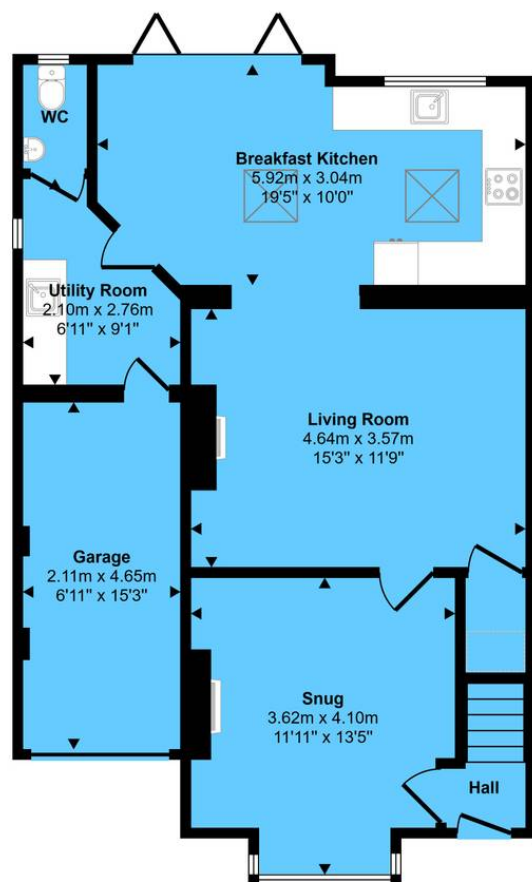
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

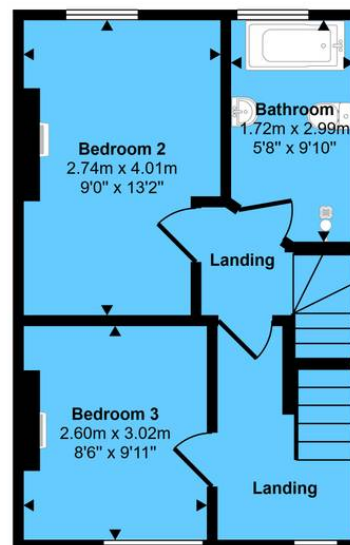


Approx Gross Internal Area
127 sq m / 1365 sq ft

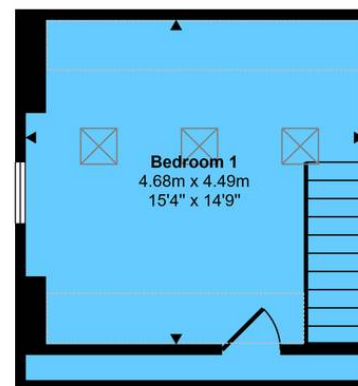


Ground Floor
Approx 70 sq m / 759 sq ft

Denotes head height below 1.5m



First Floor
Approx 33 sq m / 355 sq ft



Second Floor
Approx 23 sq m / 251 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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