



smarthomes

Danford Lane

Solihull, B91 1QG

- An Extended Semi-Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Extended & Re-Fitted Breakfast Kitchen

Offers Over £520,000

EPC Rating 'TBC'





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a tarmac driveway providing off road parking with planted shrubs and bushes and a UPVC double glazed door with matching windows to sides leading into

Porch

With tiled flooring, exterior light point and an obscure single glazed door with matching side windows leading to



Entrance Hallway

With tiled flooring, ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to

Reception Room One to Front

12' 1" x 10' 9" (3.7m x 3.3m) With UPVC double glazed bay window to front elevation, wall mounted radiator and ceiling light point

Reception Room Two to Rear

16' 8" x 10' 9" (5.1m x 3.3m) With UPVC double glazed window overlooking the rear garden, wall mounted radiator and two ceiling light points



L Shaped Extended & Re-Fitted Breakfast Kitchen

20' 11" max x 14' 5" max (6.4m max x 4.4m max) Being re-fitted with a range of wall, base and drawer units with a wooden work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Space for a freestanding gas cooker with extractor hood over, integrated fridge/freezer and dishwasher, tiling to splash back areas and floor, radiator, heated towel rail, ceiling light point and spot lights, double glazed window to rear, roof lantern, double glazed French doors leading to the rear garden and door to

Guest W.C

Being fitted with a low flush WC and wash hand basin. Obscure UPVC double glazed window to side, tiling to floor, heated towel rail and ceiling spot lights



Utility

9' 10" x 4' 11" (3m x 1.5m) With fitted wall units, a wooden work surface with space and plumbing beneath for washing machine and tumble dryer, UPVC double glazed door and window to side, tiling to splash back areas and floor, central heating radiator, ceiling spot lights and courtesy door to garage

Landing

With a UPVC double glazed window to side, loft access and door to

Bedroom One to Front

12' 5" x 10' 9" (3.8m x 3.3m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

13' 5" x 10' 9" (4.1m x 3.3m) With double glazed window to rear elevation, radiator and ceiling light point

Dual Aspect L Shaped Bedroom Three

13' 9" max x 12' 1" max (4.2m max x 3.7m max) With some restricted head height, double glazed windows to the front and rear elevations, radiator and two ceiling light points





Modern Family Bathroom

8' 10" x 5' 6" (2.7m x 1.7m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen and a feature vanity wash hand basin. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights, wall light points and an obscure double glazed window

Separate W.C

Being fitted with a low flush W.C, obscure UPVC double glazed window to rear, tiling to floor, radiator and ceiling light point

Private Rear Garden

Being mainly laid to lawn with paved and timber decked patio areas, planted shrubs and bushes, timber framed shed and panelled fencing to boundaries

Integral Garage

14' 9" x 7' 10" (4.5m x 2.4m) With wooden side hung doors for vehicular access, obscure UPVC double glazed window to side, wall mounted gas central heating boiler, ceiling light point and courtesy door to utility

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements