



smarthomes



- A Well Presented Detached Family Home
- Four Bedrooms
- Breakfast Kitchen
- Delightful South/Westerly Facing Rear Garden

Danford Lane, Solihull, West Midlands, B91 1QH

A charming and extremely well presented detached family home situated on a most sought after road. Offering accommodation comprising a through lounge/dining room, breakfast kitchen, family room, study, guest W.C, laundry room, four bedrooms, en-suite shower room, family bathroom, integral garage, driveway parking and a delightful South/Westerly facing rear garden

Offers Over £725,000

EPC Rating - E

Current Council Tax Band - F



## 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 hedging to boundaries, laid lawn area and a storm porch with tiled flooring and an original wooden front door with coloured glass leading into



### Entrance Hallway

With coloured glass windows to front, wooden flooring, wall light points, picture rail, radiator, stairs leading to the first floor accommodation and doors leading off to

### Through Lounge/Dining Room



### **Dining Room to Front**

16' 0" x 10' 11" (4.88m x 3.33m) With a hardwood framed bay window to front elevation, further original window to side, wall mounted radiator, picture rail, wooden flooring, ceiling light point and archway to



### **Lounge to Rear**

16' 0" x 11' 11" (4.88m x 3.63m) With hardwood framed French doors leading to rear garden with matching side windows, further original window to side, wooden flooring, dado rail, wall mounted radiator, wall light points and a living flame gas fire with cast iron grate, wooden surround and tiled hearth



### **Breakfast Kitchen to Rear**

15' x 10' (4.57m x 3.05m) Being fitted with a range of bespoke wooden hand painted wall, base and drawer units with a work surface over incorporating a Belfast style 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Eye level double oven and grill, integrated dishwasher and fridge, breakfast bar, coving to ceiling, tiling to splash back areas and floor, radiator, ceiling light points, hardwood framed window to the rear aspect, door to utility and opening to

### **Family Room**

10' x 10' (3.05m x 3.05m) With hardwood framed French doors leading to rear garden with matching windows to sides, tiled flooring, wall mounted radiator, picture rail, ceiling light point and door to

### **Study to Rear**

8' x 5' (2.44m x 1.52m) With hardwood framed windows to side and rear elevations, tiled flooring, radiator, loft access, ceiling light point and door to

### **Guest W.C**

Being fitted with a suite comprising a low flush W.C and wall mounted wash hand basin. Hardwood framed window to rear, tiling to splash back areas and floor and ceiling light point

### **Utility Room**

8' x 6' (2.44m x 1.83m) With a fitted base unit with a work surface over, space and plumbing for washing machine and tumble dryer, UPVC double glazed window to side, tiling to floor, ceiling light point and door to garage

### **Landing**

With ceiling light point, original single glazed coloured glass window to side, loft hatch and door leading off to

### **Bedroom One to Rear**

16' x 11' (4.88m x 3.35m) With a UPVC double glazed bay window to rear elevation, original coloured glass window to side, dado rail, radiator, ceiling light point and door to

### **En-Suite Shower Room**

Being fitted with a three piece white suite comprising shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin. Complementary tiling to walls and floor and ceiling spot lights

### **Bedroom Two to Front**

16' x 11' (4.88m x 3.35m) With a hardwood framed bay window to front elevation, further original coloured glass window to side, radiator and ceiling light point

### **Bedroom Three to Front**

13' x 7' (3.96m x 2.13m) With some restricted head height, hardwood framed window to front elevation, wooden panelling to half height, laminate flooring, radiator and ceiling light point

### **Bedroom Four to Front**

8' x 7' (2.44m x 2.13m) With a corner hardwood framed window to front elevation, radiator, laminate flooring and ceiling light point

### **Family Bathroom to Rear**

7' x 5' (2.13m x 1.52m) Being fitted with a modern white suite comprising of a feature freestanding bath with shower attachment, corner shower with bi-fold door, pedestal wash hand basin and a low flush W.C. Heated towel radiator, tiling to full height and floor, ceiling spot lights and obscure double glazed windows to the side and rear elevations

### **South/Westerly Facing Rear Garden**

Being mainly laid to lawn with paved patio areas, feature pond, panelled fencing to boundaries, a variety of mature shrubs, bushes and trees, pergola and a small garden shed

### Integral Garage

14' x 8' (4.27m x 2.44m) With side hung wooden doors to property frontage, 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 vendor. Current council tax band – F





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