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- A Beautifully Presented and Extended Semi-Detached Family Home
- Four Good Size Bedrooms
- Two Luxury En-Suite Shower Rooms
- Stunning Open Plan Family Kitchen/Diner

## Danford Lane, Solihull, B91 1QA

Smart Homes are delighted to offer this beautifully presented and extended semi-detached family home situated in a sought after location. Offering accommodation comprising two reception rooms, a stunning open plan family kitchen/diner, utility room, guest W.C, four good size bedrooms, two luxury en-suite shower rooms, luxury family bathroom, extensive South/Westerly facing rear garden, garage store, driveway parking and no upward chain

£850,000

EPC Rating - C

Current Council Tax Band - E



## 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 block edged tarmac driveway providing off road parking with fencing to side boundaries and a canopy porch with part glazed front door leading into



### Entrance Hallway

With tiled flooring with under floor heating, ceiling spot lights, stairs leading to the first floor accommodation, door to guest W.C and glazed door leading off to



### **Spacious Lounge to Front**

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

With a double glazed bay window to front elevation, two ceiling light points and glazed double doors leading to

### **Open Plan Family Kitchen/Diner to Rear**

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

Being re-fitted with a comprehensive range of wall, base and drawer units with a feature work surface over incorporating 6 ring gas hob with extractor hood over. Central island incorporating a breakfast bar and inset 1 1/2 bowl sink with mixer tap over. Two integrated NEFF double ovens, integrated fridge/freezer and an integrated dishwasher. Tiling to floor, ceiling light point and spot lights, roof lantern, three obscure full height double glazed windows to side, double glazed bi-fold doors leading to rear garden, glazed door to snug and door to



### **Utility**

9' 8" x 7' 6" (2.95m x 2.29m) With wall and base units with a work surface over, space and plumbing for a washing machine, ceiling spot lights, courtesy door to garage store and door to rear garden

### **Snug to Rear**

15' 3" x 11' 10" (4.65m x 3.61m) With double glazed bi-fold doors leading to rear garden, two full height double glazed windows to side and ceiling spot lights

### **Landing**

With doors leading off to

### **Bedroom One to Front**

18' 1" x 12' 1" (5.51m x 3.68m) With two double glazed windows to front elevation, radiator, ceiling spot lights and access to

### **Lobby Area**

With a double glazed window to front, radiator and door to

### **Luxury En-Suite Shower Room to Side**

Being re-fitted with a three piece white suite comprising shower enclosure with thermostatic rainfall shower and additional handheld shower attachment, low flush WC and wash hand basin. Obscure double glazed window to side, heated towel radiator, complementary tiling to walls and ceiling spot lights

### **Bedroom Two to Side**

17' 4" max x 12' 3" max (5.28m max x 3.73m max) With double glazed window to side elevation, two radiators, ceiling spot lights and door to

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

Being re-fitted with a three piece white suite comprising shower enclosure with thermostatic rainfall shower and additional handheld shower attachment, low flush WC and wash hand basin. Heated towel radiator, complementary tiling to walls and ceiling spot lights

### **Bedroom Three to Rear**

12' 10" x 9' 9" (3.91m x 2.97m) With double glazed window to rear elevation, radiator and ceiling spot lights

### **Bedroom Four to Rear**

9' x 8' 10" (2.74m x 2.69m) With double glazed window to rear elevation, radiator and ceiling light point

### **Luxury Family Bathroom**

Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and ceiling spot lights

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


Being mainly laid to lawn with a paved patio area, planted hedging and panelled fencing to boundaries

### **Garage Store**

13' 1" x 7' 7" (3.99m x 2.31m) With side hung doors to property frontage 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 – E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





316 Stratford Road, Shirley,  
Solithull, West Midlands, B90  
3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144  
[shirley@smart-homes.co.uk](mailto:shirley@smart-homes.co.uk)

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