



9 Danford Lane, B91 1QA
Sale Price of £850,000



Love
Property Co.

9 Danford Lane, Solihull, B91 1QA

Tenure - Freehold
EPC Rating - C
Council Tax Band – G

Love Property Co are pleased to offer a fantastic opportunity to purchase this large and substantially extended 2595.0 sq. feet (241.1 sq. metre) curb-appealing period Victorian semi-detached property. This must be viewed to be appreciated, fully refurbished to a very high standard, four double bedroom B91 property located within a short walking distance to Tudor Grange Academy School.

This beautifully presented turn-key property has been renovated with a high attention to detail and offers the perfect opportunity for those who wish to walk straight in with their bags. The property also benefits from UPVC double glazing and gas central heating.

When entering the property, you naturally feel at home! You are greeted with a recessed porch and a lovely-sized under floor heated hallway with solid oak staircase, leading off the hallway is a homely, good quality carpeted lounge reception room with a bay window and a further downstairs WC and cloakroom with storage.

The fantastic open-plan kitchen, dining and cozy family area is stunning and has everything you need and more! It comes with breakfast island and sink, Corian worktops, integrated full-size Siemens fridge and full sized freezer, two self-cleaning Siemens wi-fi ovens with hot plate draws, Bosch dishwasher and two striking Atrium skylights, two sets of Bi-fold doors to the patio/garden, lovely, elevated gas fireplace, built in space for TV, under floor heating, separate utility with storage units and plumbing for a washing machine and space for tumble dryer. Off the kitchen there is a further study room.

To the first floor there is a large open landing, Master double bedroom with a modern en-suite, three further double bedrooms with built in wardrobes in bedroom two and a large beautiful contemporary family bathroom with a Pelipal fitted sink unit and shower over bath.

To complete the property, there is a good-sized garage with storage, a side passageway and a driveway with parking for multiple vehicles, mature, well-established southwest facing private garden with large flag stoned patio area, well tended lawn, mature topiary trees, established plant beds with a good-sized flag stoned patio area. There is also fantastic insulated double glazed garden cabin with electricity and suitable for a home office, gym or games room

This residence provides a peaceful and homely retreat in a desirable location. Viewing is highly recommended.



PROPERTY MEASUREMENTS

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

34'7" X 23' 10" (10.55m x 7.27m)

LOUNGE

16'4" X 13' 0" (4.97m x 3.97m)

UTILTY

7' 10" X 12' 11" (2.38m x 3.94m)

STUDY

14'11" X 7' 7" (4.55m x 2.30m)

PRINCIPLE BEDROOM ONE

13' 10" X 10' 6" (4.21m x 3.20m)

EN-SUITE

5' 3" X 7' 7" (1.60m x 2.31m)

BEDROOM TWO

18' 10" X 12' 6" (5.75m x 3.82m)

BEDROOM THREE

12' 7" X 13' 0" (3.84m x 3.97m)

BEDROOM FOUR

11' 10" X 11' 0" (3.61m x 3.35m)

FAMILY BATHROOM

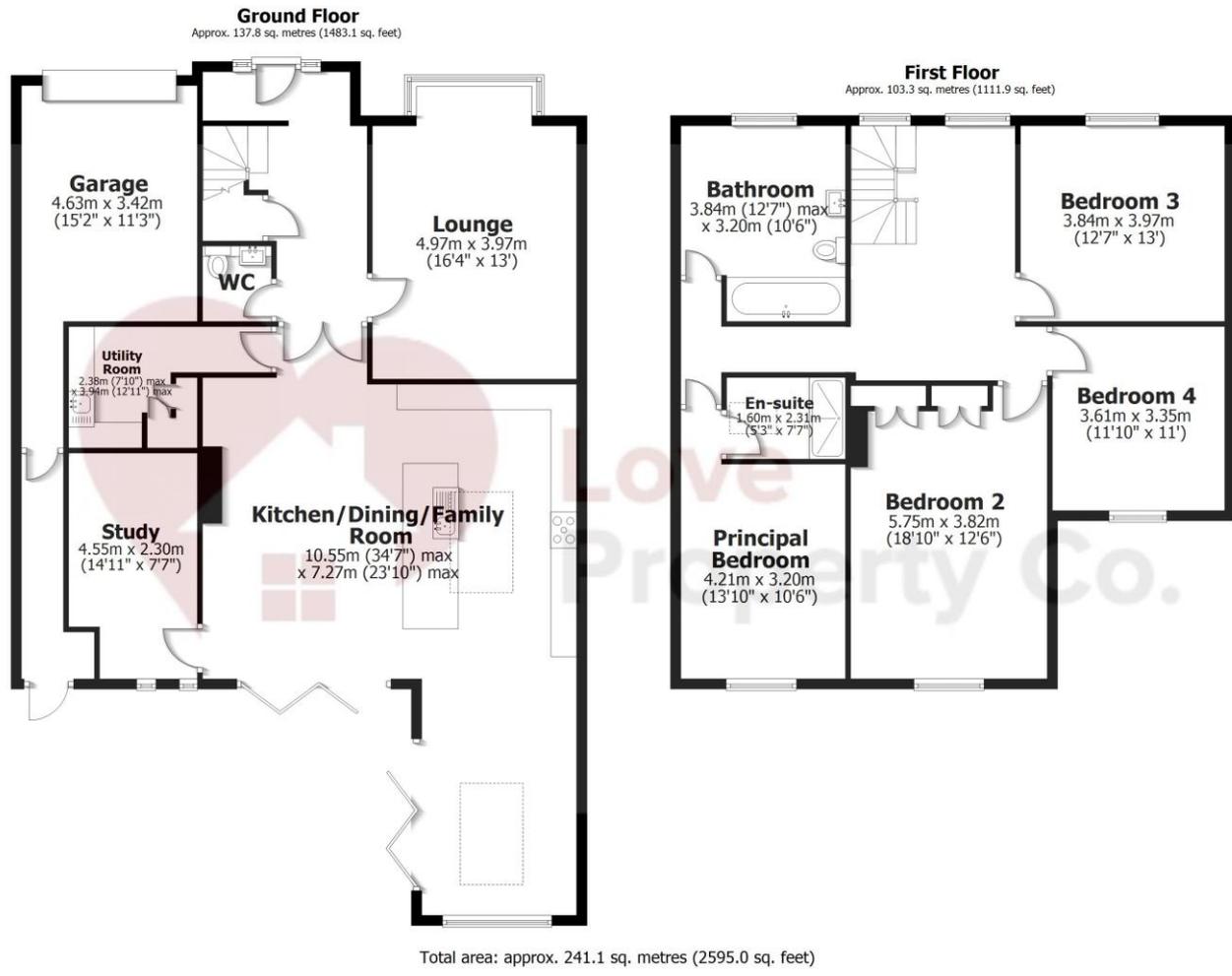
12' 7" X 10' 6" (3.84m x 3.20m)

Total area: approx. 2595.0 sq feet (241.1 Sq metres)

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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