



smarthomes

*Russell Patterson*



- A Four Bedroom Detached Family Home
- Through Lounge Diner
- Kitchen Dining Room
- En-Suite Shower Room & Family Bathroom

## Danford Lane, Solihull, West Midlands, B91 1QH

A traditional four-bedroom detached family home situated in a very popular location within Tudor Grange Academy catchment area (subject to confirmation from the Education Department) and benefitting from spacious through lounge diner, kitchen dining room, en-suite shower, family bathroom, utility store room, delightful rear garden and off road parking



## 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 situated in Tudor Grange catchment area, within walking distance to Blossomfield Road, train station and Solihull



The property is set back from the road behind a generous block paved driveway providing ample off-road parking extending to UPVC double glazed door and window to



### Enclosed Porch

With tiled flooring and UPVC double glazed entrance door leading through to

### Entrance Hall

With frosted window to front, plate rack, radiator, stairs leading to the first floor accommodation with under stairs storage cupboard and doors off to



### Guest WC

With pedestal wash hand basin, W.C, ceramic tiled splash back and frosted window to side

### Through Lounge Dining Room

31' 6" into bay x 11' 9" (9.6m x 3.58m) With UPVC double glazed bay window to front, two radiators, feature fireplace surround with gas living flame fire and UPVC double glazed French doors with side windows to rear garden



### **Kitchen Breakfast Room to Rear**

16' 2" x 11' 1" (4.93m x 3.38m) Being fitted with shaker style base, wall and drawer units with granite effect roll top work surfaces and matching splash backs, built in AEG electric double oven, four ring hob with extractor over, integrated dishwasher, fridge, UPVC double glazed French doors and window to the rear garden, laminate flooring, radiator and part glazed sliding door through to the

### **Side Entry**

With tiled flooring, UPVC double glazed door to side passage and UPVC double glazed door through

### **Utility**

10' 4" x 7' 8" (3.15m x 2.34m) With plumbing for washing machine, space for appliances, fitted base and wall unit, wall mounted Worcester Bosh central heating boiler, frosted window to side and door through to

### **Further Store Area**

7' 9" x 4' 8" (2.36m x 1.42m) With metal up and over door and electric fuse board

### **Accommodation on the First Floor**

#### **Landing**

With loft hatch, airing cupboard and door leading off to

#### **Bedroom One to Rear**

13' 9" x 11' 8" (4.19m x 3.56m) With UPVC double glazed window over looking the rear garden, full length fitted wardrobes with central draw units and storage cupboards above, radiator and archway through to

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

With pedestal wash hand basin, shaver point, ceramic tiles to walls, heated towel rail, ceiling down lights, extractor, and double shower enclosure with Myra shower

#### **Bedroom Two to Front**

11' 8" min x 11' 9" into wardrobe (3.56m x 3.58m) With UPVC double glazed bay window to front elevation, central heating radiator, walnut style fronted wardrobes and coving to ceiling

#### **Bedroom Three to Rear**

9' 5" x 9' 4" (2.87m x 2.84m) With UPVC double glazed window to rear elevation, central heating radiator and walnut style fitted wardrobes

#### **Bedroom Four to Front**

12' 0" x 7' 7" (3.66m x 2.31m) With UPVC double glazed window to front elevation, built in cupboard and central heating radiator

#### **Bathroom**

8' 2" x 4' 5" (2.49m x 1.35m) Bring fitted with a pedestal wash hand basin and panelled bath with Myra shower over, tiling to splash back areas, fitted vanity unit and heated towel rail

#### **Separate WC**

With low flush WC and UPVC double glazed window to side elevation

### Rear Garden

Being mainly laid to lawn with paved patio area, cold water tap, external lighting, gated side passage, covered storage to side, well stocked flower and shrubbery beds, fencing and hedging to boundaries and summer house

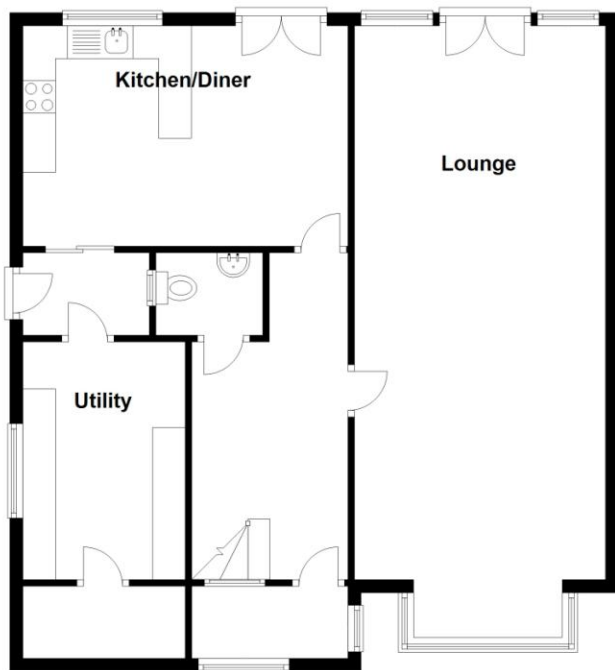
### Tenure

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



### Ground Floor

Approx. 82.6 sq. metres (889.4 sq. feet)



### First Floor

Approx. 66.4 sq. metres (714.2 sq. feet)



Total area: approx. 149.0 sq. metres (1603.6 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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 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