



# Danford Lane, Solihull

**Asking Price £475,000**

- SEMI DETACHED
- SINGLE GARAGE
- HEAPS OF ORIGINAL FEATURES
- CENTRAL LOCATION
- CENTRAL HEATING
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- PRIVATE AND MATURE GARDENS
- CHAIN FREE

Danford Lane is a most sought after road in Solihull which links Blossomfield Road to Sharmans Cross Road and Streetsbrook Road. Blossomfield Road gives access to the town centre of Solihull passing Alderbrook School, Solihull College and Tudor Grange Park and leisure centre and access to Solihull's main line London to Birmingham railway station.

Travelling away from Solihull Blossomfield Road leads to Marshall Lake Road, where one will find a retail park, and on to the A34 Stratford Road in Shirley where there is a wide choice of shops and restaurants. The A34 gives access to the city centre of Birmingham or in the opposite direction to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

This larger style semi-detached family home is offered with no chain. Ideally positioned for local schooling and now requiring some updating the property is set back from the road behind a deep driveway affording parking for multiple vehicles and porch leading to the accommodation.

### **ENTRANCE PORCH**

Accessed via glazed upvc front door leading to inner door to hallway

### **ENTRANCE HALL**

A grand entrance hall with stained glass window to the front elevation and allowing access into the dining room, living room and breakfast room. With under stairs storage, ceiling light and wall mounted radiator.

### **DINING ROOM**

**15'6" x 12'1" (4.728 x 3.707)**



A great sized room with large bay window to front elevation. Having a gas fire place with tiled surround, wall mounted radiator and ceiling light.

### **LIVING ROOM**

**12'3" x 15'11" (3.742 x 4.863)**



Another great sized room with large windows and a glazed door onto the rear elevation. Having an open fire place with stone effect surround, ceiling light and wall mounted radiator.

### **BREAKFAST ROOM**

**8'11" x 10'9" (2.743 x 3.281)**

An ideal breakfast room/study with access through to the kitchen and inner lobby. Having a window to the rear elevation and under stairs pantry storage with ceiling light and wall mounted radiator.

### **KITCHEN**

**5'8" x 9'9" (1.738 x 2.984)**



A compact kitchen with a range of wall mounted and base units with worktop over. With integrated appliances including electric oven and extractor with gas hob, space and plumbing for dishwasher. With a window to the rear elevation and upvc door leading into the garden and ceiling light.

### **INNER LOBBY**

A covered lobby area with access into the garage, WC and storage cupboard. With a side door onto the side passage.

### **WC**

Fitted with toilet and ceiling light.

### **BEDROOM ONE**

**12'5" x 15'11" (3.788 x 4.868)**



A large double bedroom with bay window to front elevation. Having ceiling light and wall mounted radiator.

### **BEDROOM TWO**

**12'5" x 14'0" (3.788 x 4.278)**



Another large double room with window to the rear elevation with ceiling light and wall mounted radiator.

### **BEDROOM THREE**

**10'8" x 9'0" (3.259 x 2.751)**

A smaller double room with window to rear elevation. with ceiling light and wall mounted radiator.

### **BATHROOM**

**8'4" x 5'5" (2.551 x 1.659)**



A fitted bathroom with window to front elevation. with bath, wash basin and shower cubicle with electric shower, access to over stairs storage cupboard, ceiling light and wall mounted radiator.

### **WC**

A separate WC with window to side elevation and ceiling light.

### **GARAGE**

**7'10" x 15'11" (2.411 x 4.865)**

A single garage with power and lighting, window to side elevation and barn style opening doors.

### **OUTSIDE**



A good sized tarmac frontage allowing parking for numerous vehicles with lawned side garden and mature shrubs. To the rear we have a private and mature extending garden lined with mature hedges with patio area adjacent to the property.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



### LOCATION

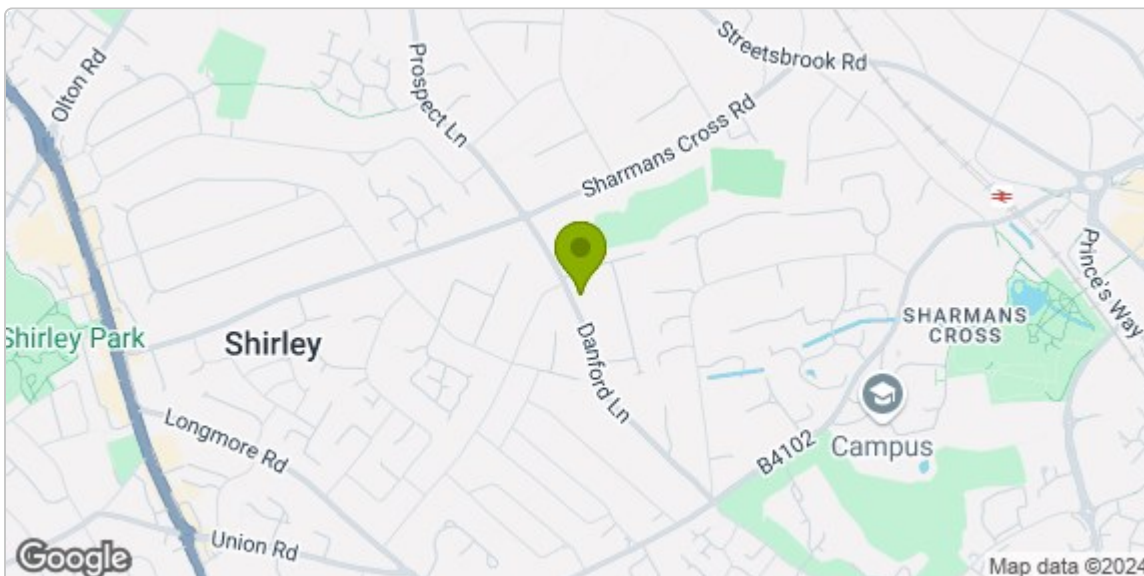
Leaving the town centre of Solihull via Blossomfield Road proceed past Tudor Grange leisure centre, Solihull College, and Alderbrook School. At the traffic lights turn right into Danford Lane where the property will be found on the right hand side.

**TENURE** We are advised that the property will be Freehold. Any interested party should obtain verification through their legal representative.

### VIEWING

By appointment only please with the Solihull office on 0121 711 1712

**THE CONSUMER PROTECTION REGULATIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



**Full Postal Address:**  
86 Danford Lane Solihull  
Solihull B91 1QQ

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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