



Danford Lane, Solihull

Guide Price £850,000





Situated in a most sought-after location an ideal opportunity to purchase this superb character four bedroom extended semi-detached which must be viewed internally to be fully appreciated. This property has been immaculately maintained and benefits from gas central heating, double glazing and has the added attraction of superb Southwest facing large rear garden. This superb family home briefly comprises of: canopy porch, entrance hall, guest cloakroom, spacious living room, superb kitchen/dining/family room, snug/study, utility room, four good sized bedrooms. two ensuites, family bathroom, garage and large Southwest facing garden.

Council tax band: E

Tenure: Freehold

- Four Bedroom Extended Character Semi Detached
- Immaculately Maintained
- NO UPWARD CHAIN
- Spacious Living Room
- Superb Open Plan Kitchen/Dining/Family Area
- Snug/Study
- Two Ensuites
- Family Bathroom
- Large South West Facing Garden





ENTRANCE HALLWAY

LIVING ROOM

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

OPEN PLAN KITCHEN/DINING AREA

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

SNUG/STUDY

15' 3" x 11' 10" (4.65m x 3.61m)

UTILITY ROOM

9' 8" x 7' 6" (2.95m x 2.29m)





FIRST FLOOR

MASTER BEDROOM

18' 1" x 12' 1" (5.51m x 3.68m)

ENSUITE

BEDROOM TWO

17' 4" x 12' 3" (5.28m x 3.73m)

ENSUITE

BEDROOM THREE

12' 10" x 9' 9" (3.91m x 2.97m)

BEDROOM FOUR

8' 12" x 8' 10" (2.74m x 2.69m)

BATHROOM

OUTSIDE THE PROPERTY

SOUTH/WEST REAR FACING GARDEN

GARAGE

13' 1" x 7' 7" (3.99m x 2.31m)

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge freezer, all carpets and all blinds

ADDITIONAL INFORMATION

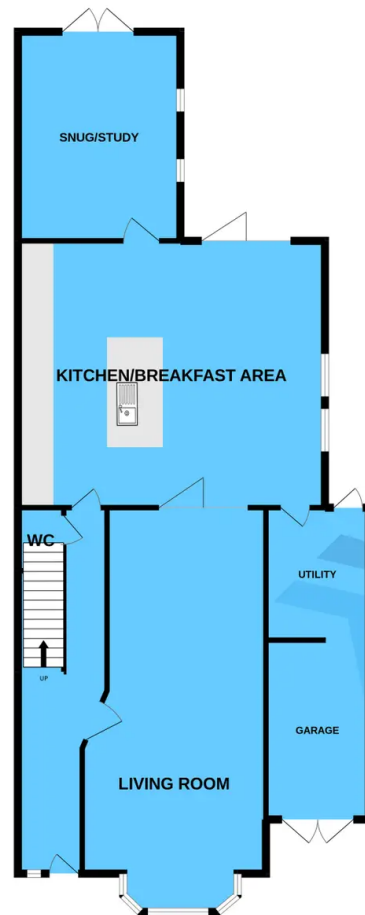
Services: mains gas, electricity and mains sewers.

MONEY LAUNDERING REGULATIONS

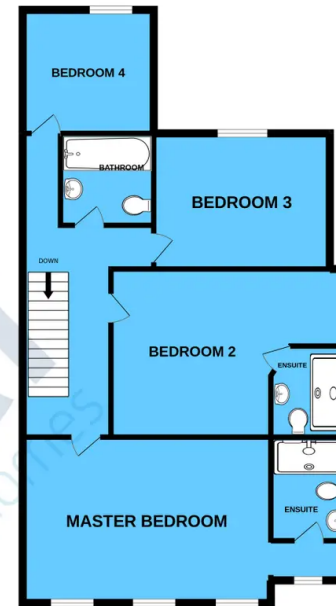
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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