



Danford Lane, Solihull

Guide Price £850,000

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exclusive



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.





**Xact Homes**

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