



Danford Lane, Solihull

Offers Over £1,000,000



## Danford Lane, Solihull

A beautifully presented and heavily extended detached family home situated on one of Solihull's most sought after roads. Offering accommodation comprising a superb open plan kitchen/family room with French doors to the rear garden, separate dining room, utility room, guest W.C, five double bedrooms across two floors, re-fitted family shower room, luxury four piece master bathroom, integral garage, ample driveway parking and an extensive private mature rear garden with plunge swimming pool, hot tub and large garden room/ gym with sauna.

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.







## Property Frontage

The property is set well back from the road behind a walled frontage with mature hedging and a block edged tarmac driveway providing ample off road parking extending to a composite double glazed front door leading into

## Enclosed Porch

With obscure double glazed windows, lighting and further wooden door with original leaded glazed window to side leading through to

## Entrance Hallway

With wooden flooring, ceiling light point, radiator, stairs leading to the first floor accommodation, useful cloaks cupboard and doors leading off to









## Dining Room to Front

4.5m x 3.7m (14'9" x 12'1")

With double glazed bay window to front elevation, radiator, ceiling light point, wooden flooring, open fireplace with tiled hearth and glazed double doors leading into

## Superb Open Plan Re-Fitted Kitchen

6.1m x 4.7m (20'0" x 15'5")

Being re-fitted with a luxury range of wall, drawer and base units with complementary granite work surfaces and matching upstands and an inset 1 1/2 bowl sink and drainer unit with shower mixer tap. Central island incorporating a breakfast bar and 5 ring induction hob with ceiling extractor over, integrated wine cooler, electric double oven and grill, integrated coffee machine, integrated microwave, integrated dishwasher and space for American fridge/freezer. Tiled flooring, spot lights to ceiling, double glazed window to rear and double glazed French doors leading out to the rear garden



## Open Plan Family Area

8.4m x 4.3m (27'6" x 14'1")

With wooden flooring, ceiling spot lights and light point, feature vaulted ceiling with Velux roof windows, log burning stove with tiled hearth, two feature leaded glazed windows to side and double glazed French doors leading out to the rear garden

## Utility Room

4m x 2m (13'1" x 6'6")

Fitted with a range of wall and base units with a work surface over incorporating a sink and drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer, UPVC double glazed doors to rear, Velux roof window, tiling to floor, wall mounted electric heater, ceiling light point and wooden door to

## Store Room

With tiled flooring, door to garage, roller shutter door to property frontage and door to



## Guest W.C

With low flush W.C, vanity wash hand basin, tiled flooring and ceiling spot light

## First Floor Landing

With stairs rising to second floor, ceiling light point, feature obscure double glazed window to front, further obscure double glazed window to side and doors leading off to

## Bedroom Two to Front

4.7m x 3.7m (15'5" x 12'1")

With double glazed bay window to front elevation, further original coloured glass window to side, open fireplace, radiator and ceiling light point





### **Bedroom Three to Rear** 4.8m x 3.7m (15'8" x 12'1")

With double glazed window to rear elevation, further original coloured glass window to side, iron fireplace with tiled hearth, radiator and ceiling spot lights

### **Bedroom Four to Front** 4.2m x 2.9m (13'9" x 9'6")

With double glazed bay window to front elevation, radiator and ceiling light point

### **Bedroom Five to Rear** 6.5m max x 4.7m max (21'3" max x 15'5" max)

With double glazed French doors with Juliet balcony over looking the rear garden, further double glazed window to rear, radiator, ceiling light points and spot light and a dressing area with a range of fitted wardrobes with sliding doors



### **Re-Fitted Family Shower Room to Side** 3.2m x 2.5m (10'5" x 8'2")

Being fitted with a three piece white suite comprising a large walk in shower with monsoon soaker and floor drain, low flush WC and pedestal wash hand basin. Tiling to water prone areas, tiled flooring, obscure double glazed window to side, ladder style radiator and spot lights to ceiling

### **Second Floor Landing**

With wooden flooring, ceiling spot light and doors to

### **Master Bedroom** 4.6m x 4.1m (15'1" x 13'5")

With some restricted head height, eaves storage, wooden flooring, double glazed Velux roof windows to front and rear elevations, radiator and ceiling spot lights



### **Luxury Four Piece Master Bathroom** 3.1m x 2.8m (10'2" x 9'2")

Being fitted with a four piece white suite comprising of a feature freestanding bathtub, shower enclosure with electric shower, low flush W.C and pedestal wash hand basin. Complementary tiling to walls and floor, Velux roof window, ladder style radiator and spot lights to ceiling

### **Extensive Mature Private Rear Garden**

Extending to approx. 200 feet and being mainly laid to lawn with a large paved patio area, exterior lighting, cold water tap, hedging and fencing to boundaries and a variety of mature shrubs, trees and bushes. There is a plunge swimming pool with decked surround, freestanding hot tub and double doors leading to

### **Large Garden Room/Gym with Sauna** 7.4m x 6.5m (24'3" x 21'3")

Of timber construction with single glazed



## Integral Garage

4.6m x 3m (15'1" x 9'10")

With electric roller shutter door to property frontage, ceiling light point and wall mounted gas central heating boiler

## Tenure

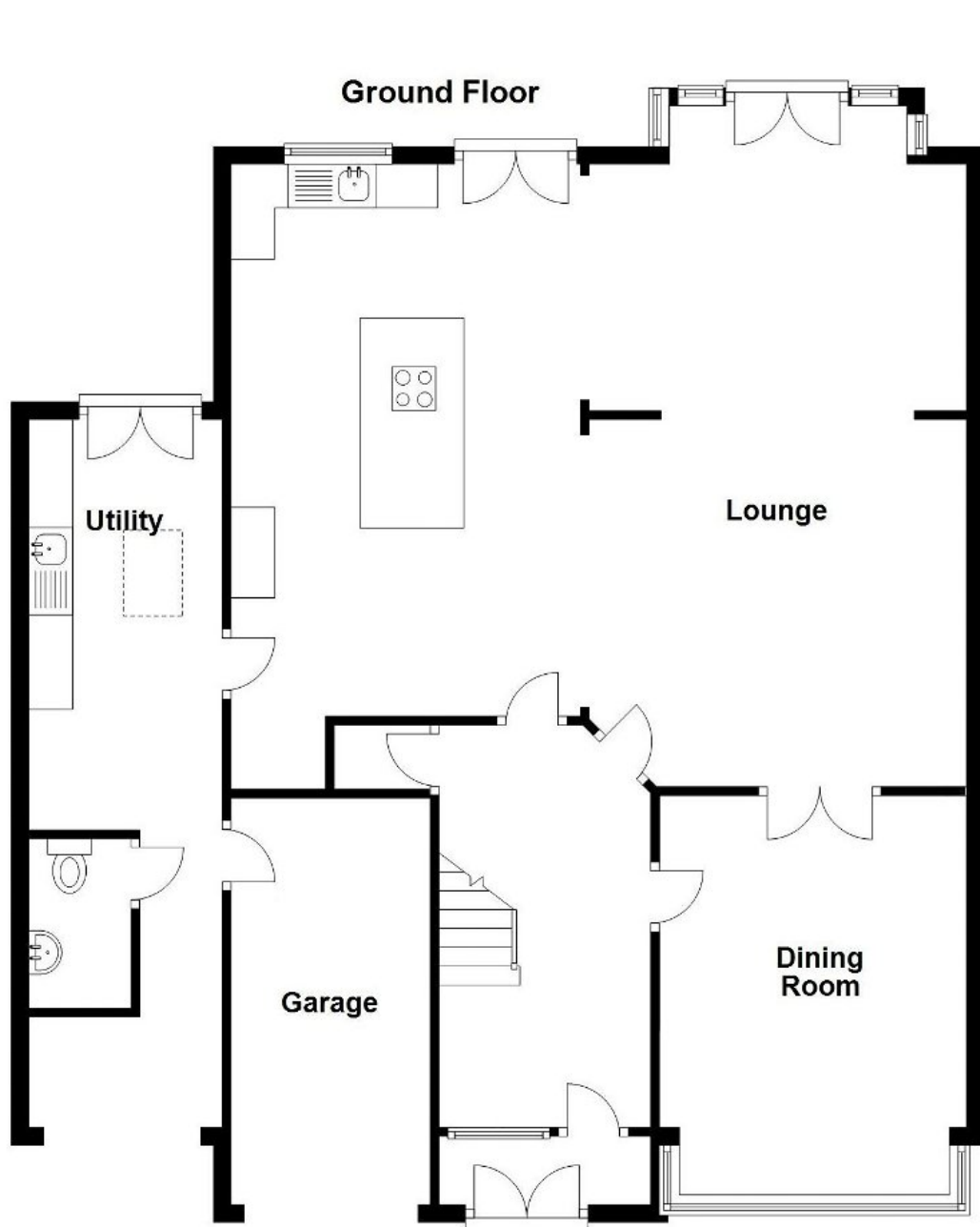
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – G

## Property Misdescriptions Act

Smart Homes have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.







0121 824 5133

[portfolio@smart-homes.co.uk](mailto:portfolio@smart-homes.co.uk)

316 Stratford Road, Shirley, Solihull B90 3DN

[portfolio-collection.smart-homes.co.uk](http://portfolio-collection.smart-homes.co.uk)

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