



melvyn
Danes
ESTATE AGENTS

Danford Lane
Solihull
Asking Price £650,000

Description

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 four bedroomed detached property that is stacked with original features is available chain free and we expect it to be popular.

The accommodation would benefit from a scheme of works and comprises of large entrance hall with access into all receptions and under stair storage, dining room with large bay window, living room with full height glazed door into the gardens fitted kitchen with appliances, large utility with plumbing for washers and dryers with a side door onto the garden and access into the ground floor WC. With the benefit of a single garage.

To the first floor we have four bedrooms two of which are large doubles with built in storage and the family shower room along with loft access.

To the rear we have a sizeable south east facing private garden mainly laid to lawn with mature shrubbery borders. With good sized patio area, fruit trees and garden shed.

To the front we have a sweeping tarmac drive way allowing parking for numerous vehicles with fore garden laid to lawn and mature borders.



Accommodation

Entrance Porch

Entrance Hall

Dining Room

13'5" x 10'4" (4.09 x 3.16)

Living Room

13'2" x 12'2" (4.03 x 3.73)

Kitchen

10'3" x 16'2" (3.14 x 4.93)

Utility

17'4" max x 10'9" (5.29 max x 3.29)

Ground Floor WC

Single Garage

Bedroom One

13'2" x 14'10" (4.03 x 4.54)

Bedroom Two

13'5" x 10'4" (4.09 x 3.16)

Bedroom Three

8'6" x 15'4" (2.60 x 4.68)

Bedroom Four

8'10" x 9'4" (2.71 x 2.86)

Family Shower Room

8'5" x 11'9" (2.57 x 3.60)

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is freehold

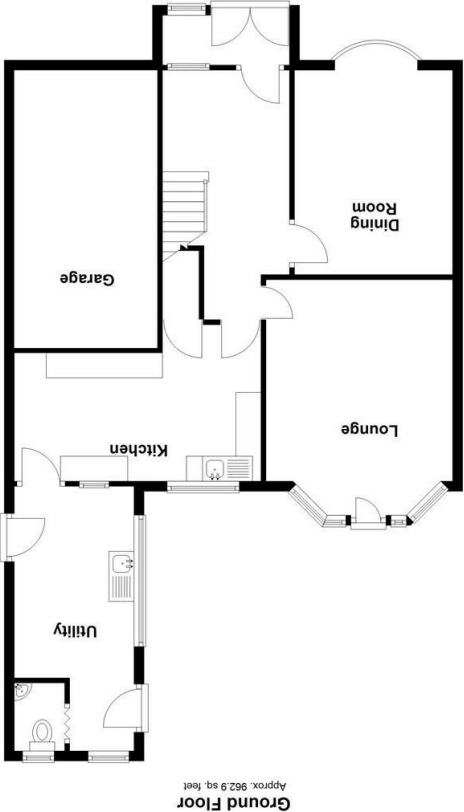
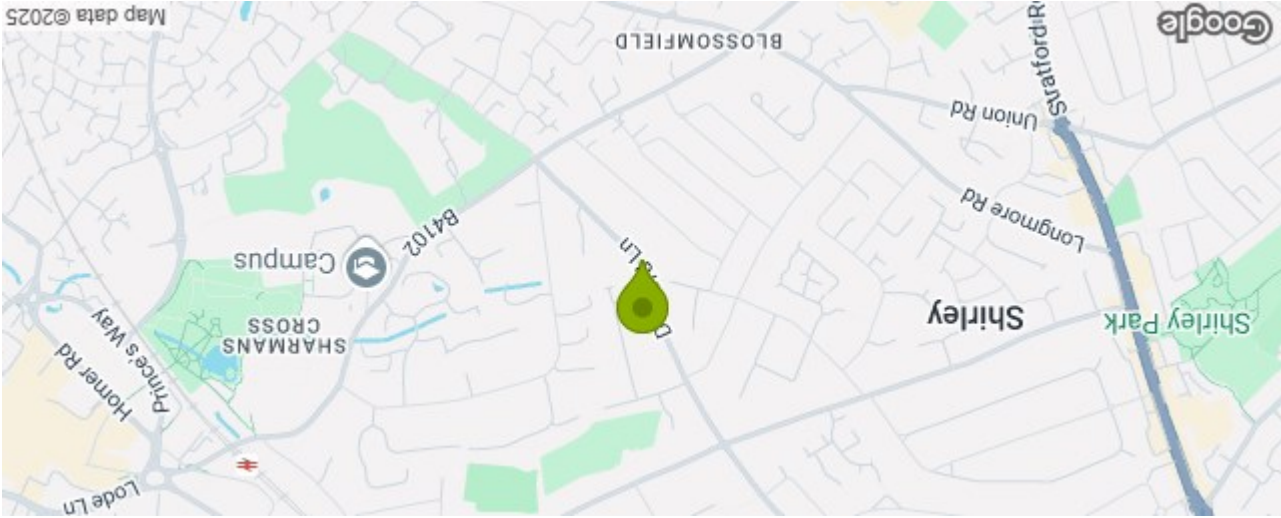
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 30/06/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 30/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below 0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



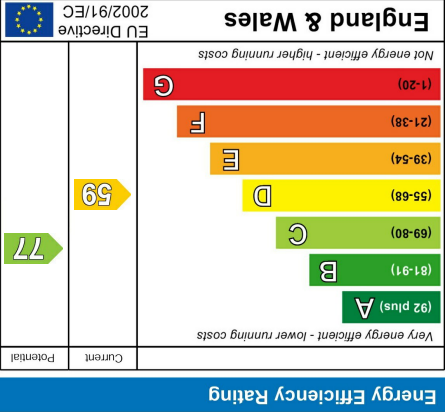
Ground Floor
Approx. 962.9 sq. feet



First Floor
Approx. 611.8 sq. feet

Total area: approx. 1574.7 sq. feet

69 Danford Lane Solihull B91 1QH
Council Tax Band: F



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.