
melvyn
Danes
ESTATE AGENTS
Danford Lane
Solihull
Offers Over £625,000

Description

This larger style, extended semi-detached family home is ideally positioned for local schooling (Tudor Grange Catchment) and having been extended and beautifully updated by the current owners is turn key ready.

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.

The property is approached via a large tarmac drive way that leads to the accommodation which is accessed via a glazed porch door and comprises of entrance porch, bright and airy hallway allowing access into the ground floor rooms. Off the hallway is a ground floor WC as well as under stair storage. The living room is a well proportioned room with large bay widow and feature burner with floating mantle. The rear reception is set up as a second sitting room. this room is again well proportioned and has French doors opening onto the rear garden and a lovely original feature of stained glass window linking the two reception rooms.

The kitchen is beautifully fitted with a range of integrated appliances and top quality fixtures including quartz slimline worktops, wine cooler, double ovens to name a few. The kitchen is open plan with the dining room which is a generous space with sliding doors opening onto the rear garden and a door leading into the utility space and single garage.

To the first floor we have four double bedrooms with two of the rooms having fitted bedroom furniture. The principle bedroom is a great sized with herringbone flooring and a large bay window as well as fitted storage. Off the landing is the family bathroom with walk in shower, bath, wash basin and toilet. Off the extended landing is a useful second toilet making for an ideal guest bedroom with facilities.

To the rear we have a good sized private garden mainly laid to lawn with two generous patio areas. Bordered by panelled fencing and mature hedges and having the benefit of a garden summerhouse and shed storage.













Accommodation

Entrance Porch

Entrance Hall

Living Room
13'10" x 12'0" (4.235 x 3.663)

Second Sitting Room
13'11" x 12'0" (4.265 x 3.663)

Open Plan Kitchen Dining Room
19'2" x 11'8" (5.865 x 3.581)

Utility Space
5'11" x 6'5" (1.806 x 1.971)

Ground Floor WC

Bedroom One
11'11" x 14'4" (3.648 x 4.392)

Bedroom Two
14'0" x 11'11" (4.274 x 3.648)

Bedroom Three
12'7" x 9'6" (3.849 x 2.906)

Bedroom Four
8'11" x 10'11" (2.731 x 3.344)

Family Bathroom With Shower
8'10" max x 7'5" (2.698 max x 2.275)

Separate WC

Single Garage
7'8" x 12'8" (2.337 x 3.884)

Private Rear Gardens

Off Road Parking













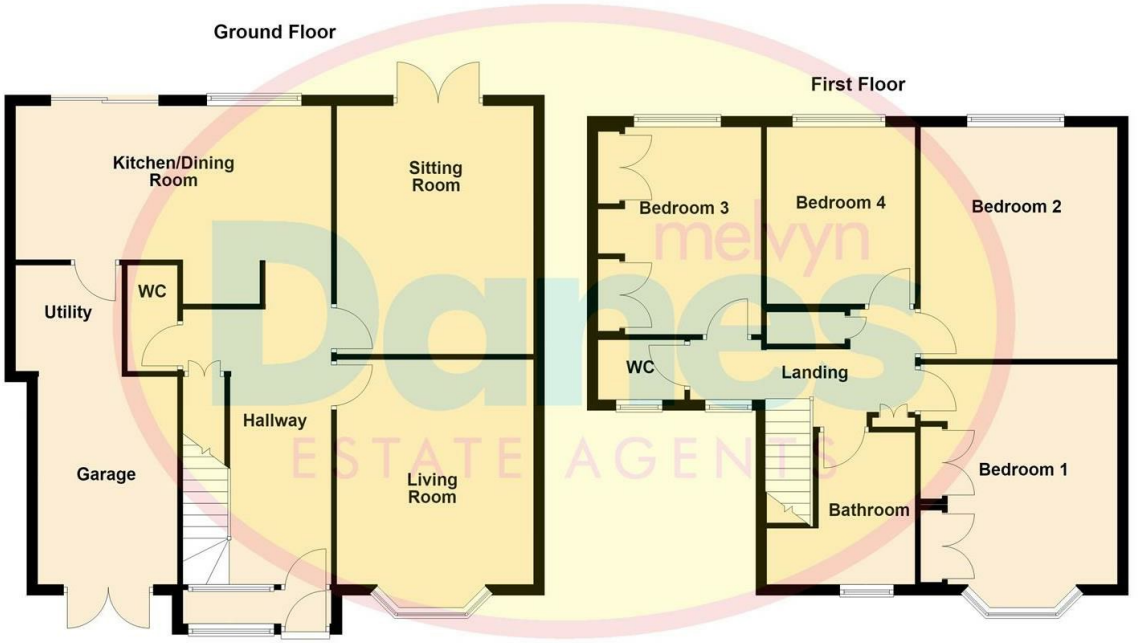
TENURE: We are advised that the property is Freehold

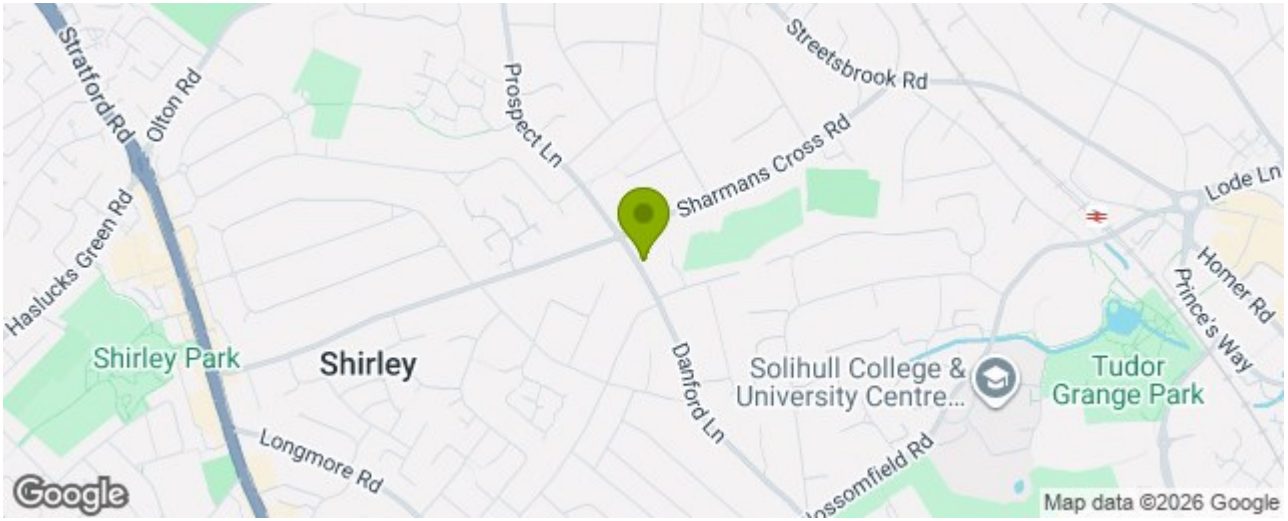
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 27/7/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

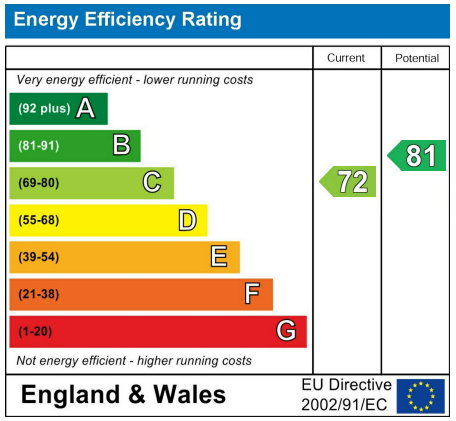
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





116 Danford Lane Solihull Solihull B91 1QR
Council Tax Band: E



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.