EARLES
TRUSTED SINCE 1935

143 Danford Lane,
Solihull, West Midlands, B91 1QQ
Offers In Excess Of £425,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

A deceptively spacious semi-detached property offering excellent scope for modernisation and refurbishment. In brief, the accommodation comprises; three good-sized bedrooms, family bathroom with separate WC, two generous reception rooms (plus conservatory), fitted kitchen, utility room, downstairs WC, and integral single garage. Externally, there is driveway parking to the front and a delightful South-West facing garden at the rear.

This property is also being offered for sale with no onward chain.

Danford Lane is a most sought-after road in Solihull and links Blossomfield Road to Sharmans Cross Road and Streetsbrook Road. The town of Solihull provides an excellent range of amenities to include; the renowned "Touchwood" shopping centre and "Tudor Grange" leisure centre with swimming pool, park and athletics track. There are schools to suit all age groups, including public and private schools for both boys and girls. The nearest railway station ("Solihull") is only 1.4 miles away and has direct trains to Birmingham City Centre, London Marylebone, Stratford-upon-Avon and Worcester. In addition, the National Exhibition Centre (NEC) and Birmingham International Airport (BHX) are within an approximate 20-minute drive, while the nearby M42 provides fast links to the M5, M6 and M40 motorways.

The property is set back from the road behind a slabbed driveway, which provides parking for multiple vehicles and gives access to the integral single garage. There is a lawned foregarden to the right-hand side and a step up to the front door, which opens into:

Enclosed Entrance Porch
With double glazed windows to the front and side. Obscure glazed door, with matching screens to either side, into:

Reception Hall
14'7" (max) x 6'8" (4.47m (max) x 2.04m)
With coving to the ceiling, staircase rising to the first floor, and door to understairs storage cupboard. Door into:

Dining Room
12'5" x 10'11" (3.79m x 3.33m)
With coving to the ceiling, double glazed window to the front, and feature fireplace.

Living Room
19'7" x 10'11" (5.97m x 3.33m)
With double glazed window to the rear. Door into:

Conservatory
10'2" x 5'10" (3.11m x 1.79m)
With glazed roof, double glazed windows to the side and rear, and glazed sliding doors leading to the rear garden.

Kitchen
8'10" x 8'7" (2.70m x 2.64m)
With strip lights to the ceiling, double glazed window looking into the conservatory, fitted kitchen with a range of wall, drawer and base units with laminate work surfaces over, inset stainless steel sink with central draining bowl and tap over, built-in combination oven and grill, inset “Neff” ceramic hob, and tiling to splashback areas. Door into:

Utility Room
11'5" x 9'0" (3.49m x 2.75m)
With obscure double glazed window to the side, door leading to the side passageway, door to the garage, run of laminate work surfaces with inset single drainer stainless steel sink, and space and plumbing for a washing machine. Door into:

Downstairs WC
3'0" x 2'4" (0.92m x 0.72m)
With low level WC, wash hand basin, and extractor fan.

Integral Single Garage
14'10" x 7'11") (4.53m x 2.42m))
With single glazed window to the side and concrete floor.

First Floor Landing
7'8" x 6'8" (2.34m x 2.04m)
With hatch giving access to the roof space and double glazed window to the side. Door into:

Bedroom One
13'5" x 10'11" (4.09m x 3.33m)
With double glazed window to the rear and built-in wardrobes to either side of the chimney breast.

Bedroom Two
12'5" x 10'11" (3.79m x 3.33m)
With double glazed window to the front and built-in wardrobe.

Bedroom Three
12'4" x 12'1" (3.77m x 3.69m)
With double glazed window to the front, door to eaves storage (over the garage), and built-in wardrobe with sliding doors.

Family Bathroom
8'10" x 5'10" (2.71m x 1.80m)
With double glazed window to the rear, 3-piece suite comprising; panelled bath, shower cubicle with “Mira” shower over, pedestal wash hand basin, and tiling to splashback areas. Slatted doors into:

Linen Store
Housing the factory insulated copper hot water cylinder and immersion heater, “Honeywell” control for the boiler (located in the garage), and fitted shelving.

Separate WC
6'2" x 2'3" (1.89m x 0.70m)
With double glazed window to the rear, low level WC, and tiling to splashback areas.

South-West Facing Rear Garden
Many laid-to-lawn with a paved patio area and well stocked herbaceous borders. The garden also benefits from an ornamental pond and timber summerhouse.

ADDITIONAL INFORMATION
Broadband and Mobile:
Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 5,500 Mbps and a predicted highest available upload speed of 5,500 Mbps.

Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):
EE - Good outdoor, variable in-home
O2 - Good outdoor, variable in-home
Three - Good outdoor
Vodafone - Good outdoor, variable in-home

For more information, please visit: https://checker.ofcom.org.uk/.

Council Tax:
Solihull Metropolitan Borough Council - Band E

Fixtures & Fittings:
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:
This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: https://www.gov.uk/check-long-term-flood-risk.

Services:
Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired combination boiler, which is located in the integral single garage.

Tenure:
The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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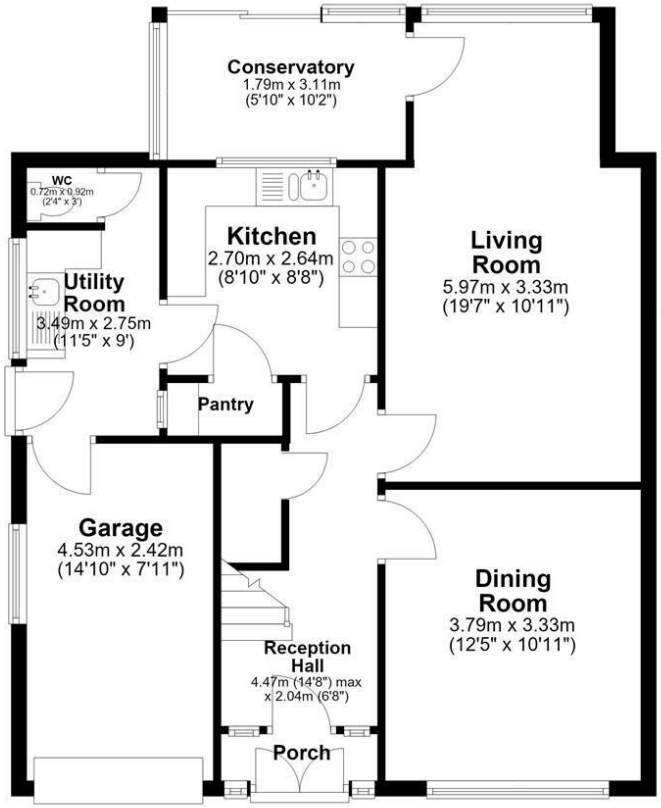
Ground Floor

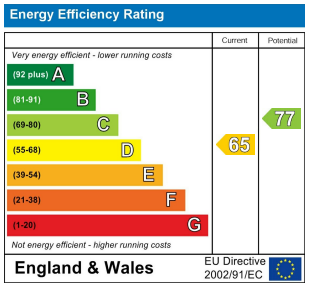
Approx. 74.5 sq. metres (802.1 sq. feet)

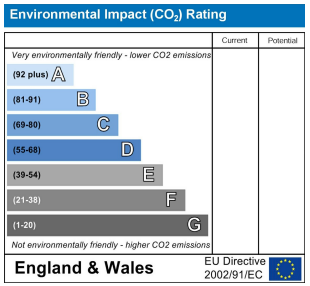


First Floor

Approx. 54.0 sq. metres (581.5 sq. feet)

Total area: approx. 128.5 sq. metres (1383.6 sq. feet)





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