



Danford Lane, Solihull





Property Description

Welcome to this beautifully presented three-bedroom family home, ideally positioned in the heart of Solihull. With charming curb appeal, excellent transport links and access to over ten highly regarded local schools, it offers an ideal setting for your next chapter.

The property has been fully modernised within the last five years, creating a true move-in-ready home. Improvements include new double-glazed windows throughout, a modern combi boiler with updated pipework, a contemporary kitchen with excellent storage, new carpets in the bedrooms, fresh decoration throughout, and landscaped front and rear gardens.

A bright entrance hall leads into a spacious living room, where a bay window fills the space with natural light. This flows seamlessly into the open-plan kitchen/diner, designed for everyday living and entertaining. A side passage provides access to the rear garden, the front of the property, and the integrated garage, which also offers potential for conversion.

Upstairs are three well-proportioned double bedrooms, including a master with fitted wardrobes. The fully renovated bathroom is bright and contemporary, featuring a generously sized shower, dual towel rails for ample drying space, and low-noise extraction for a calm, luxury feel.

The home also benefits from a friendly, long-standing neighbouring family, shared front garden maintenance and a genuine sense of community.

Entrance Hallway

Ceiling light point, radiator, door leading to

Living Room

15' 10" max x 11' 5" max (4.83m max x 3.48m max)

Double glazed bay window to front aspect, fireplace, ceiling light points, wall light points, radiator, double door leading to

Kitchen/Diner

24' 5" max x 9' 4" max (7.44m max x 2.84m max)

Double glazed window to rear aspect, range of wall and base units, integrated appliances, hob with extractor hood, door to passageway and doors to rear garden, ceiling light points, wall mounted radiator.

Bedroom 1

15' 6" max x 9' 3" max (4.72m max x 2.82m max)

Double glazed window to front elevation, fitted wardrobes, fitted dressing table, ceiling light point, wall light points, radiator.

Bedroom 2

13' 1" max x 13' 1" into bay (3.99m max x 3.99m into bay)

Double glazed window to front elevation, ceiling light point, radiator.

Bedroom 3

11' 5" max x 9' 3" max (3.48m max x 2.82m max)

Double glazed window to rear elevation, storage cupboard, ceiling light point, radiator.

Shower Room

12' 6" max x 6' 7" max (3.81m max x 2.01m max)
Obscure double-glazed window to rear and side elevation, walk in rainfall shower, hand wash basin incorporated into storage unit, WC, two heated towel rails, ceiling light point.

Front Garden

Driveway, laid lawn, access to garage and passageway.

Rear Garden

Patio with covered area, laid lawn, planters and trees to side, storage shed, access to passageway.

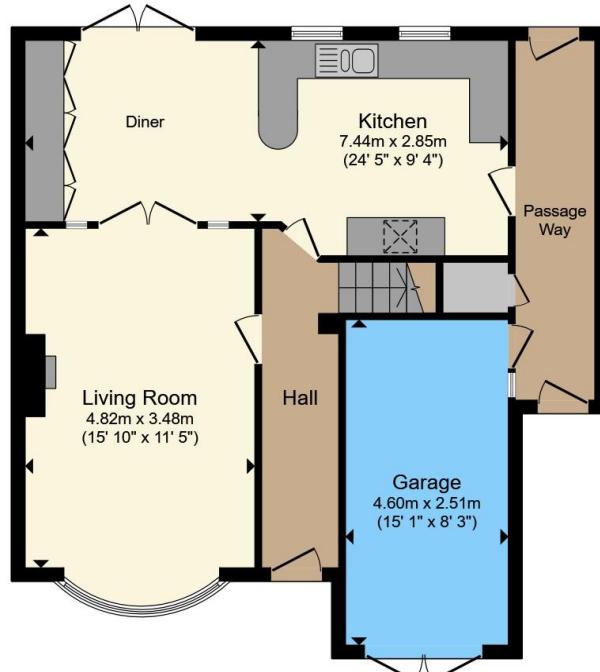
Garage

15' 1" max x 8' 3" max (4.60m max x 2.51m max)
Ceiling light point, wall sockets, internal door to passageway.









Ground Floor



First Floor

Total floor area 130.3 m² (1,403 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 0121 705 7551
E solihull@burchelledwards.co.uk

29 High Street
 SOLIHULL B91 3SN

EPC Rating:
 Awaited

Council Tax
 Band: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SOL206267



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SOL206267 - 0005