

DM&Co.
SALES & LETTINGS

38 Danford Lane
Solihull B91 1QH

An Impressive Five Bedroom Detached Home Offering Spacious Accommodation. Offered Unfurnished & Available To Move Into Immediately.







DETAILS

This beautifully presented family home is ready to move straight into. With a specification second to none, which includes under floor heating to the ground floor, Fitted kitchen and Porcelanosa tiled bathrooms.

The front door opens into a welcoming entrance hallway with access to a study and 'snug' lounge.A ground floor shower room also leads off the hallway.

The heart of the homes is the stunning kitchen/breakfast/family/dining room. The kitchen area has integrated appliances to include double oven, gas hob, with extractor hood over, microwave, fridge/freezer and dishwasher. There is a breakfast island allowing the seating of up to four bar stools. Ample room is provided for dining table and chairs plus sofa's. A feature lantern roof and two sets of bi-folding doors allow natural light to come flooding in.

To the first floor, the spacious landing gives access to the four piece family bathroom with Jacuzzi bath and four good sized bedrooms, one of which has an en-suite shower room. To the second floor is a large bedroom with feature sloping ceilings and skylights plus an en-suite shower room.

Solihull Council - Tax Band F

OUTSIDE & LOCATION

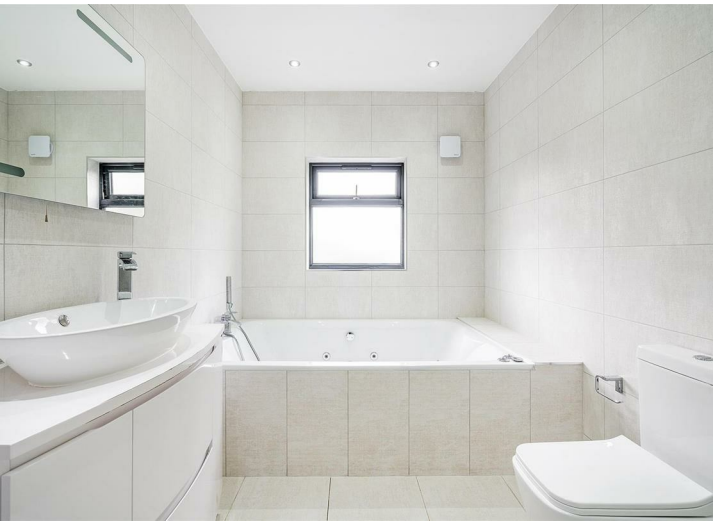
This amazing family home is conveniently positioned for the town centre, Touchwood Shopping Centre and Solihull railway station. The area is particularly popular with families, with a good selection of schooling nearby, including Alderbrook School and Tudor Grange Academy, together with a range of primary and independent schools across Solihull.

To the front, the driveway allows parking of up to four vehicles with gated access to the rear.

The property has a good sized mainly laid to lawn rear garden with patio extending the full width of the house.








MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -
EE - 87%
Vodafone - 83%
3 - 87%
O2 - 83%

Broadband Availability -
Openreach, CityFibre, Virgin Media

Broadband Type
Standard 12 Mbps (Highest available download speed) 1 Mbps (Highest available upload speed)
Superfast 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)
Ultrafast 5500 Mbps (Highest available download speed) 5500 Mbps (Highest available upload speed)

Low Flood Risk

OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101.

Mortgage Services: If you would like advice on the best mortgages available, please contactus on 0121 775 0101.

Agents Note: Whilst every care has been taken to prepare these salesparticulars, they are for guidance purposes only. All measurements areapproximate are for general guidance purposes only and whilst every carehas been taken to ensure their accuracy, they should not be relied upon andpotential buyers are advised to recheck the measurements

FEATURES

- Beautifully Presented Detached House
- Downstairs Shower Room
- Stunning Open Plan Kitchen/Breakfast/Dining Room
- Living Room & Study
- Two Bedrooms With En-suites
- Private Rear Garden
- Driveway Parking For Four Cars
- Holding Deposit - £842.00
- Security Deposit - £4211.53
- Available NOW On An Unfurnished Basis

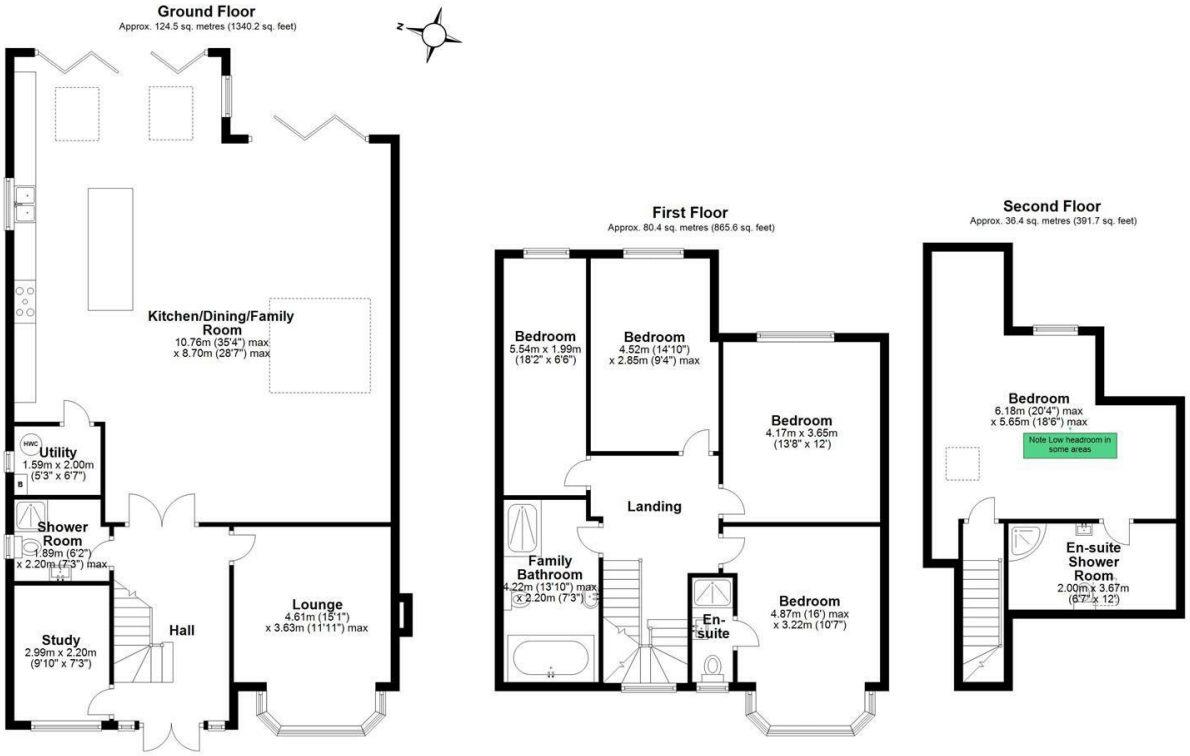
VIEWING

Book a viewing with Sole Agents DM & Co.
Premium by phone or email:

0121 775 0101

lettings@dmandcohomes.co.uk

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Total area: approx. 241.3 sq. metres (2597.5 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidlines. All measurements are for the actual floor area and are approximate so should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

