



smarthomes

Danford Lane

Solihull

- An Extremely Well Presented & Extended Semi-Detached
- Three Double Bedrooms
- Dining Room & Extended Lounge
- Extended Breakfast Kitchen
- Utility Room & Guest WC
- En Suite Shower Room & Four Piece Family Bathroom

Offers Over £525,000

Current EPC Rating - C

Current Council Tax Band - E





Property Description

An extremely well presented and extended semi detached property offering three double bedrooms, dining room, extended lounge, guest WC, extended breakfast kitchen, utility room, master en suite, family bathroom, private rear garden, garage and off road parking

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Rooms & Measurements

Entrance Hallway

Ceiling light point, wood effect tiling to floor and doors radiating off to:

Dining Room to Front - 3.8m x 3.3m (12'5" x 10'9")

Extended Lounge to Rear - 6.5m x 3.1m (21'3" x 10'2")

Guest WCW

Breakfast Kitchen to Rear - 6m x 4.4m (19'8" x 14'5")

Utility Room to Side - 2.9m x 1.5m (9'6" x 4'11")

Master Bedroom to Rear - 4.1m x 2.6m (to wardrobes) (13'5" x 8'6")

En Suite Shower Room

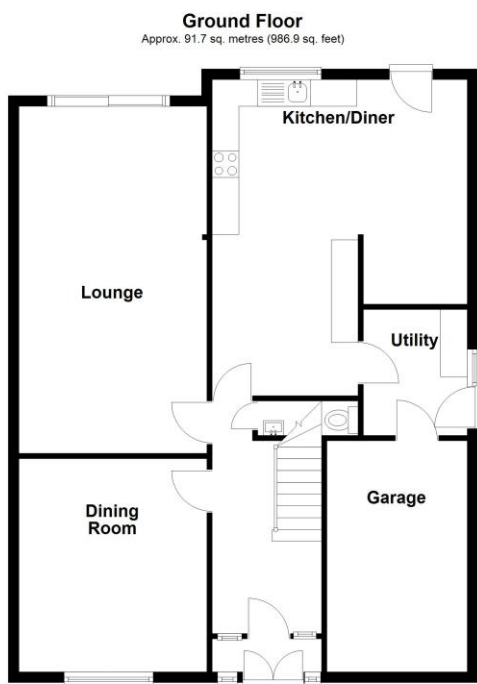
Bedroom Two to Front - 3.8m x 3.3m (12'5" x 10'9")

Bedroom Three to Front - 3.9m (max) x 3.7m (12'9" x 12'1")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Nigel Hodges
Current council tax band E



Total area: approx. 147.4 sq. metres (1586.5 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.