



Danford Lane

Solihull

- A Well Presented Semi-Detached Family Home
- Three Double Bedrooms
- Dining Room & Spacious Lounge
- Fitted Kitchen
- Four Piece Family Bathroom
- Delightful West Facing Rear Garden

£475,000

Current EPC Rating - C
Current Council Tax Band - E

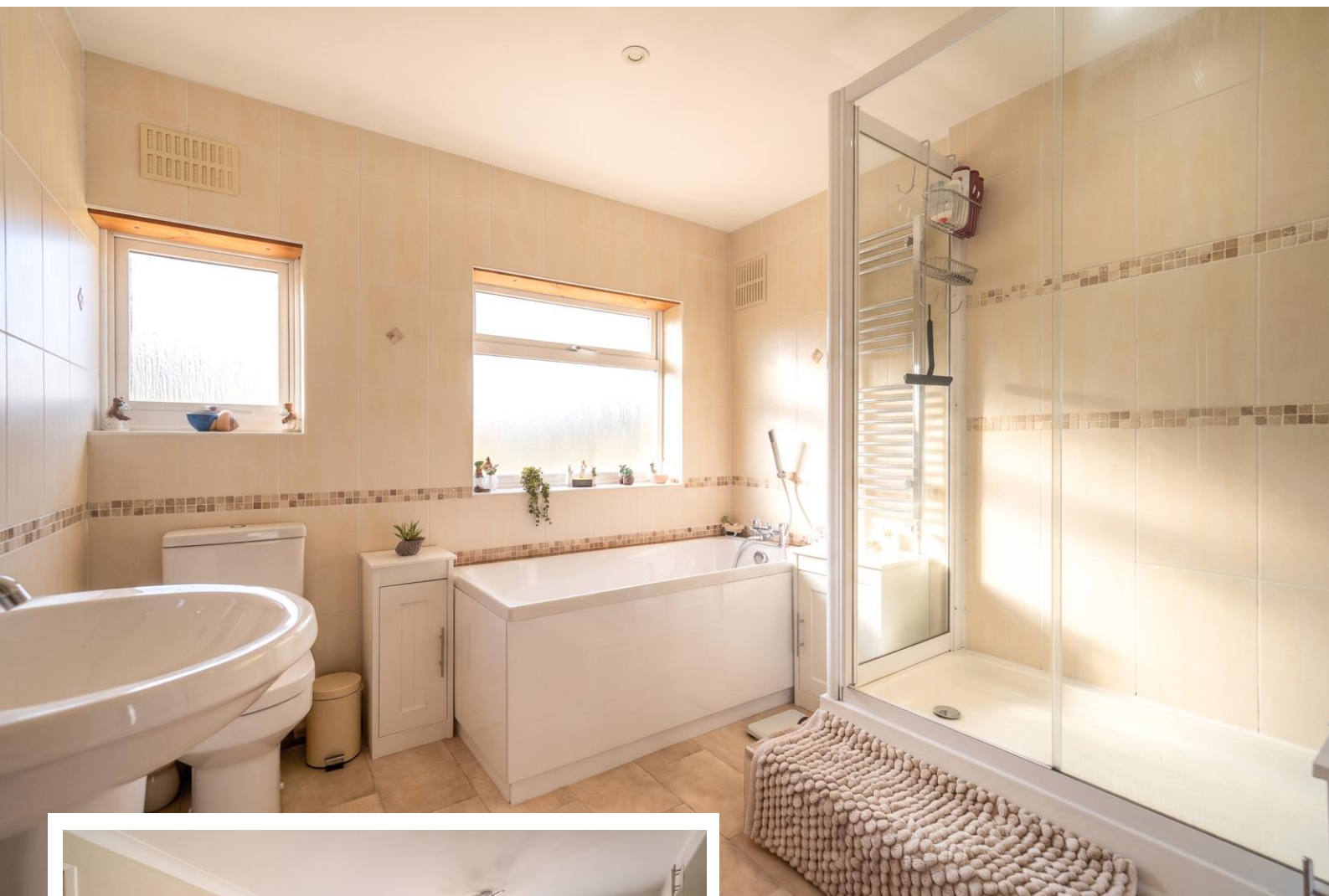




Property Description

A well presented semi-detached family home situated in a most sought after location. Offering accommodation comprising two reception rooms, fitted kitchen, utility, three double bedrooms, four piece family bathroom, delightful West facing rear garden, integral garage and driveway 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

Lounge to Rear 4.9m x 3.3m (16'0" x 10'9")

Dining Room to Front 4.8m x 3.3m (15'8" x 10'9")

Fitted Kitchen to Rear 3.4m x 2.6m (11'1" x 8'6")

Bedroom One to Front 4.8m x 2.7m (15'8" x 8'10")

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

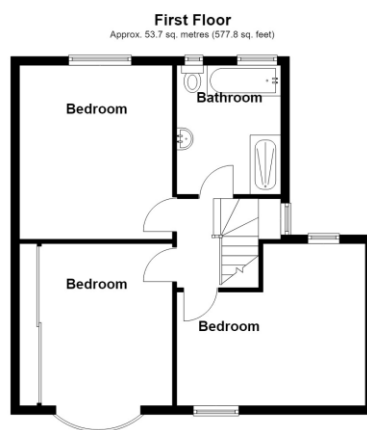
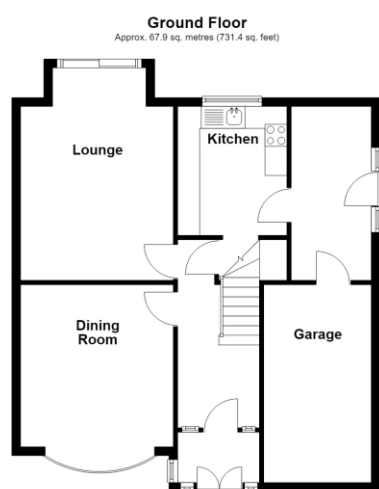
Dual Aspect Bedroom Three 4.6m max x 4.1m max (15'1" max x 13'5" max)

Four Piece Family Bathroom to Rear 2.6m x 2.5m (8'6" x 8'2")

Integral Garage 4.9m x 2.4m (16'0" x 7'10")

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. 121.6 sq. metres (1309.2 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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 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.