



melvyn  
**Danes**  
ESTATE AGENTS



## Description

This larger style semi-detached family home is ideally positioned for local schooling and having been extended and beautifully updated by the current owners is turn key ready.

Danford Lane is a most sought after road in Solihull which links Blossomfield Road to Sharmans Cross Road and Streetsbrook Road. Blossomfield Road gives access to the town centre of Solihull passing Alderbrook School, Solihull College and Tudor Grange Park and leisure centre and access to Solihull's main line London to Birmingham railway station.

Travelling away from Solihull Blossomfield Road leads to Marshall Lake Road, where one will find a retail park, and on to the A34 Stratford Road in Shirley where there is a wide choice of shops and restaurants. The A34 gives access to the city centre of Birmingham or in the opposite direction to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

The property is approached via a good sized block paved driveway allowing parking for several vehicles and leads to the original front door entrance allowing access into the accommodation which comprises of entrance hall with under stair storage, living room with period fire place and large bay window complemented by a window seat. Further access off the hall into the dining room with period fire place and an open arch into the extended snug with bi fold doors and open roof lantern. Quality fitted kitchen with a range of integrated appliances and breakfast island with drop down lighting. Off the kitchen is access into the covered side passage allowing access into the garden and to the large utility space and store (formally the garage).

To the first floor we have three double bedrooms one fitted with en-suite shower room as well as the four piece family bathroom. Off the bright and spacious landing is a stair case leading to the converted loft offering a great sized double room with dormer window, sky light and en-suite shower room.

To the rear we have a great sized private garden mainly laid to lawn with brick built out house, mature boarders, large paved patio and path leading to the garden studio currently set up as a work space and mini bar. The studio has power and lighting as well as internet connections.



## Accommodation

**Entrance Hall**

**Living Room**

10'8" x 11'2" (3.27 x 3.41)

**Dining Room**

12'6" x 12'7" (3.82 x 3.84)

**Sitting Room**

8'5" x 12'7" (2.57 x 3.84)

**Kitchen Breakfast Room**

21'4" max x 12'10" max (6.51 max x  
3.93 max)

**Utility**

**Garage/Store**

**Ground Floor WC**

**Bedroom One**

17'1" x 10'6" (5.22 x 3.22)

**En-Suite**

**Bedroom Two**

10'6" x 11'3" (3.21 x 3.43)

**Bedroom Three**

9'6" x 12'7" (2.91 x 3.84)

**Family Bathroom**

**Bedroom Four**

15'1" max x 19'2" max (4.62 max x 5.85  
max)

**En-Suite**

**Garden Studio**

**Private Rear Gardens**

**Off Road Parking And Fore Garden**



