



melvyn  
**Danes**  
ESTATE AGENTS

Danford Lane

Solihull

Asking Price £650,000



## 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 borders, 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





TENURE: We are advised that the property is Freehold.

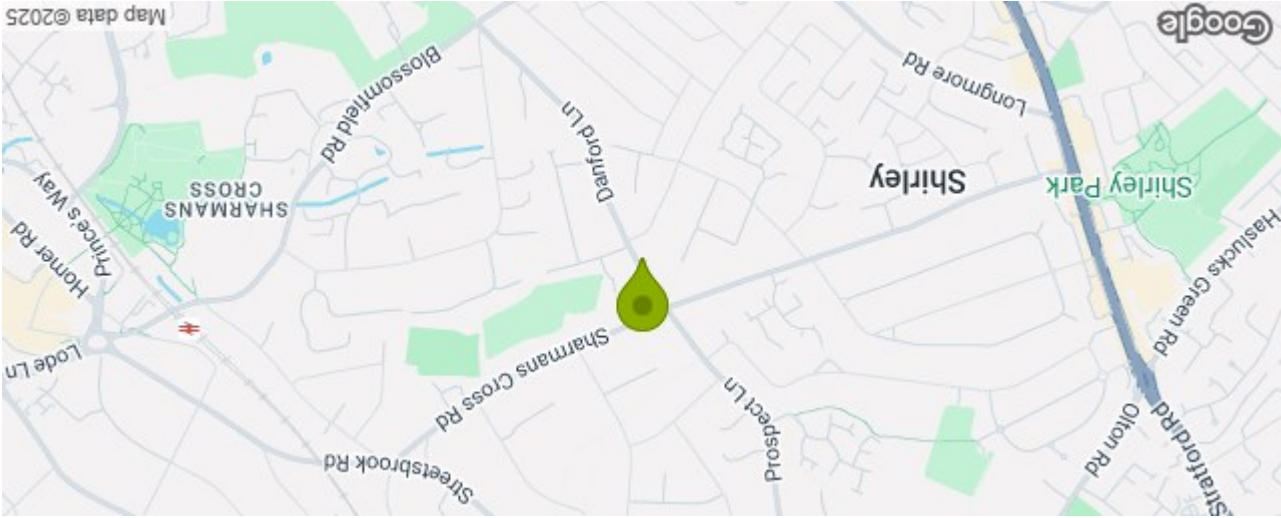
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 20/10/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 20/10/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below 0121 711 1712

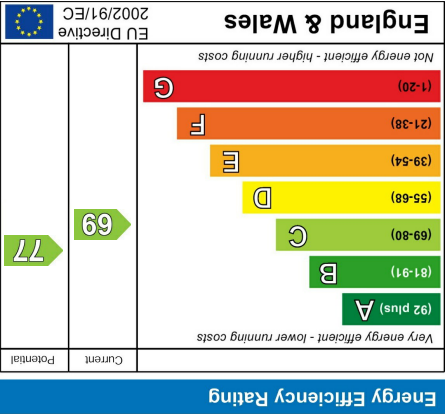
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.



Total area: approx. 176.3 sq. metres (1897.9 sq. feet)

### 167 Danford Lane Solihull B91 1QR Council Tax Band: D



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.