

**AP MORGAN**



**Danford Lane, Solihull**  
Offers Over £800,000

**Features:**

- Four Bedroom Extended Character Semi Detached Home Immaculately Maintained
- Superb Open Plan Kitchen/Dining/Family Area
- Snug/Study
- Two Ensuities
- Large Southwest Facing Garden
- Solihull Schools Catchment
- Close to Shopping & Amenities

**Description:**

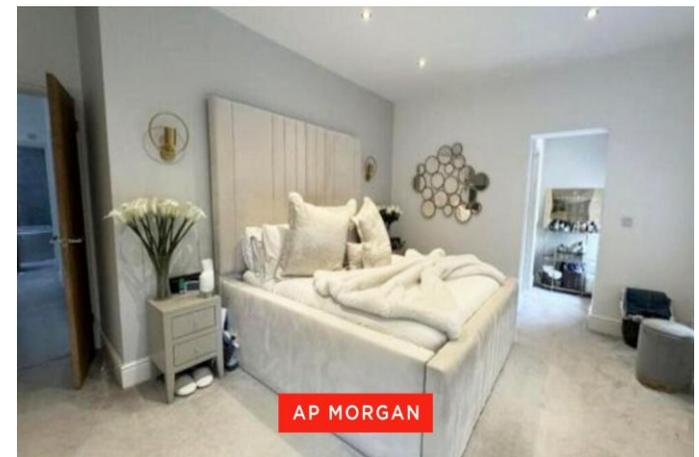
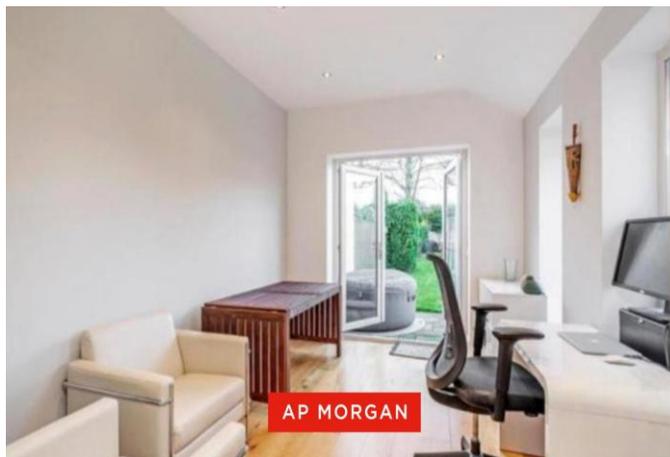
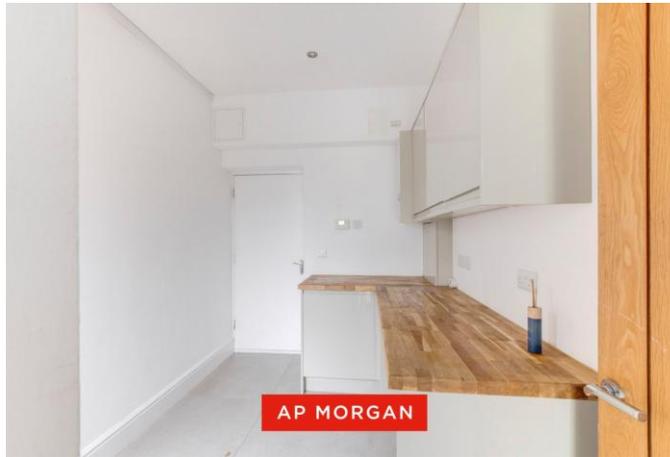
Situated in a most sought-after location an ideal opportunity to purchase this superb character four bedroom extended semi-detached which must be viewed internally to be fully appreciated.

This property has been immaculately maintained and benefits from gas central heating, double glazing and has the added attraction of superb Southwest facing large rear garden.

This superb family home briefly comprises of: canopy porch, entrance hall, guest cloakroom, spacious living room, superb kitchen/dining/family room, snug/study, utility room, four good sized bedrooms, two ensuites, family bathroom, garage and large Southwest facing garden.

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls.

Offering a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



**Details:**

**Hall**

**Living Room** 29'2" x 12'2" (8.9m x 3.7m) Both Max

**Kitchen/Dining Room** 22'5" x 19'5" (6.83m x 5.92m)

**Snug/Study** 15'3" x 11'10" (4.65m x 3.6m)

**Utility Room** 9'8" x 7'6" (2.95m x 2.29m)

**Landing**

**Master Bedroom** 14'9" x 12'1" (4.5m x 3.68m)

**En-Suite** 6'9" x 3' (2.06m x 0.91m)

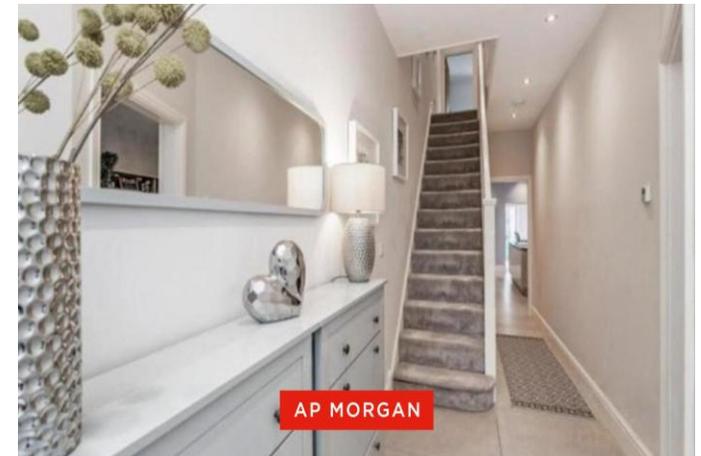
**Bedroom 2** 13'3" x 10'1" (4.04m x 3.07m) Both Max

**En-Suite** 5'5" x 3'4" (1.65m x 1.02m)

**Bedroom 3** 12'10" x 9'9" (3.9m x 2.97m)

**Bedroom 4** 8'10" x 8'10" (2.7m x 2.7m)

**Garage** 13'1" x 7'6" (4m x 2.29m)



**EPC Rating:** D

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us

## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

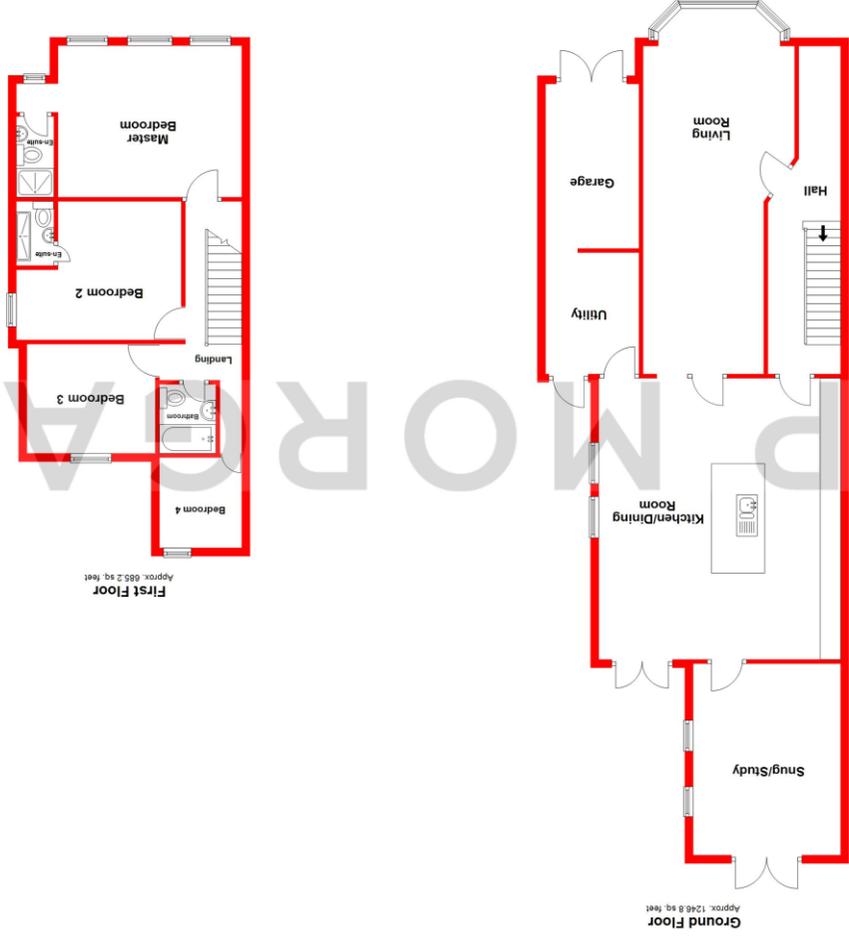
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 1931.9 sq. feet  
This plan is for information only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been checked and no guarantee as to their operability or efficiency can be given. Measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is produced using Planit.

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