Bartleys
Estate Agents









49 Danford Lane, Solihull B91 1QD

Price Guide £895,000

- Traditional 1930's Detached Residence
- Four Bedrooms
- Beautifully Appointed Breakfast Kitchen
- Excellent School Catchment
- Three Reception Rooms
- Stunning South Westerly Garden
- Energy Efficiency Rating - D

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49 Danford Lane, Solihull B91 1QD

This beautifully presented four-bedroom 1930s detached family home has been lovingly maintained by the same family for over 30 years. Situated in one of Solihull's most sought-after locations, this home boasts a stunning South Westerly facing landscaped garden & is finished to an exceptional standard throughout. The accommodation briefly comprises: an inviting reception hallway, cloakroom/WC, two principal reception rooms, a high-quality refitted breakfast kitchen with adjoining utility room, and a bright garden room with separate WC. Upstairs offers four generously sized double bedrooms, family bathroom, separate shower room. There is a full size single garage & separate storeroom behind the utility and a beautifully maintained private rear garden.



APPROACH

Via a deep driveway enabling off road parking for several vehicles leading to a UPVC double glazed enclosed porch and door.

ENTRANCE HALL

Amtico floor, stairs with banister rising to first floor landing, ceiling light point, single panel radiator, doors radiating off to under stairs cloakroom / WC, dining room, lounge and breakfast kitchen.

CLOAKROOM / WC

Handwash basin with vanity, low level flush WC, ceramic tiling to splash prone areas, ceiling spotlight, extractor fan.

FRONT RECEPTION ROOM
15' 4" (4.7M) X 12' 5" (3.8M)

Ornamental feature fireplace, plate racks, single panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect.



REAR RECEPTION ROOM
17' 9" (5.4M) X 13' 8" (4.2M)

Ornamental Stone fireplace with electric log burner, single panel radiator, plate racks, ceiling light point, two feature diamond leaded windows, UPVC double glazed French door and UPVC double glazed bay window to the rear aspect.

FITTED BREAKFAST KITCHEN
20' 0" (6.1M) X 12' 1" (3.7M)

A beautifully appointed modern kitchen comprising a range of clay handless wall and base units with quartz work surfaces and an Anthracite central island, complementary quartz upstands to splash prone areas, one and a half bowl inset sink unit with mixer tap over, Bosch integrated appliances including an induction hob, two Bosch ovens and two microwave ovens, Bosch dishwasher & full height fridge, ceiling mounted extractor fan, ceiling spotlights, Amtico floor with underfloor heating, skylight & UPVC double glazed window to side and triple folding French doors to garden room and further door to utility:-



UTILITY
10' 5" (3.2M) X 7' 2" (2.2M)

A range of wall and base units with co-ordinating roll top work surfaces, single drain sink unit with mixer tap over, space and plumbing for a washing machine and dryer, wall-mounted Baxi boiler, vinyl floor, door to useful garage/store.

STUNNING GARDEN ROOM
16' 7" (5.1M) X 14' 4" (4.4M)

Wood effect flooring with under floor heating, double panel radiator and ceiling light point with door to useful cloakroom/ WC & UPVC double glazed doors leading to garden

FIRST FLOOR LANDING
Impressive landing, UPVC double glazed window to the front aspect, loft access with pull down ladder leading to a fully boarded loft/games room, doors radiating off to bedroom one, bedroom two, bedroom three, bedroom four, bathroom & shower room



BEDROOM ONE (FRONT)
15' 6" (4.3M) X 12' 8" (3.9M)
Single panel radiator, picture rail, ceiling light point, UPVC double glazed bay window to the front aspect.

BEDROOM TWO (REAR)
15' 1" (4.6M) X 12' 8" (3.9M)
Single panel radiator, picture rail, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM THREE (FRONT)
12' 1" (3.7M) X 9' 5" (2.9M)
Wood effect flooring, double panel radiator, picture rail, ceiling light point, UPVC double glazed window to the front aspect.

BEDROOM FOUR (REAR)
11' 2" (3.4M) X 9' 5" (2.9M)
Wood effect flooring single panel radiator, picture rail, ceiling light point, UPVC double glazed window to rear aspect.



FAMILY BATHROOM
A beautiful suite comprises an authentic cast iron 1930's roll top bath, low level flush WC, hand wash basin, storage cupboard, complimentary ceramic tiling to walls and vinyl floor, double panel radiator, ceiling & wall light points, obscure UPVC double glazed window to the side aspect.

SHOWER ROOM
A useful additional shower room ideal for a busy household comprises, low level flush WC, hand wash basin, shower enclosure with thermostatic shower & riser, complimentary ceramic tiling to walls and vinyl floor, ceiling light point, chrome towel radiator, obscure UPVC double glazed window to the side aspect.

REAR GARDEN
An attractive, mature South Westerly facing garden, paved patio leads to a spectacular, landscaped garden with wood panel fence perimeter interspersed with borders that are well-stocked with a selection of mature shrubs and trees creating a charming and private aspect. At the rear is a block paved separate section of the garden with timber shed, fully insulated workshop that has power, lighting and internet connection that could be used as a home office/garden room. There is an additional log store. With this section of the garden offering a private sanctuary to step away from the everyday hustle & bustle.



SINGLE GARAGE
15' 8" (4.8M) X 9' 6" (2.9M)
Electric roller garage door to the front, lighting, power, gas and electric meters.

TENURE
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.

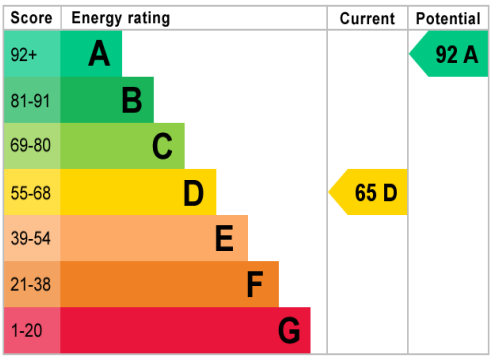


Total area: approx. 225.2 sq. metres (2424.1 sq. feet)

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