



DM&Co.
— SALES & LETTINGS —

Ryecrest Birmingham
Road
Budbrooke CV35 7DX

Fabulous Four Bedroom Home With
Landscaped Rear Garden! This Home Is
Offered Unfurnished & Is Available Now!



DETAILS

This fabulous four bedroom family home is offered unfurnished & available now!

Having recently been renovated throughout, this beautifully presented home has so much to offer.

Upon entry is a welcoming hallway, a separate living room with feature log burning fire, a study room & a fantastic family orientated luxury kitchen/ diner & entertaining room. Boasting a utility room for further storage & downstairs W.C.

To the first floor is four good sized double bedrooms & a modern family bathroom with W.C, wash hand basin, bath & separate shower.

Warwick Council - Tax Band E

OUTSIDE

To the front is a driveway for multiple cars.

To the rear is a landscaped rear garden which is part paved, part lawn & showcases a garden room with shower room, ideal for setting up a working from home environment or a playroom paradise for the children!

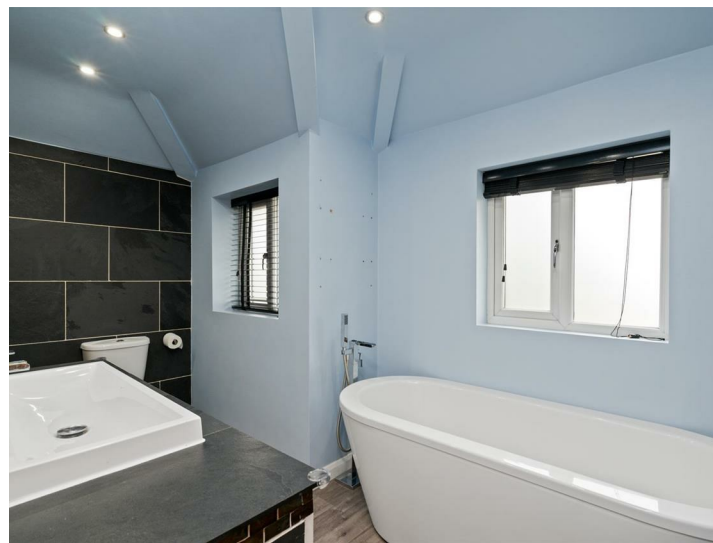
This property is ideal for someone looking for a large living space.

Located in a sought after position convenient for Warwick, A46, M40 and Warwick Parkway Station.

VIEWINGS

At short notice with DM & Co. Homes on
0121 775 0101 or by email
lettings@dmandcohomes.co.uk





OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101.

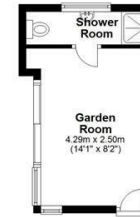
Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

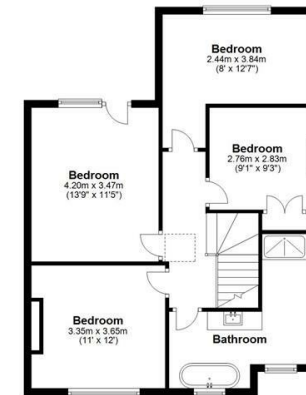
FEATURES

- Four Bedroom Detached Family Home
- Open Plan Kitchen/ Dining & Family Room
- Living Room & Study
- Four Good Sized Bedrooms
- Utility & Downstairs W.C
- Holding Deposit - £576.00
- Security Deposit - £2884.61
- Garden Room With Shower Room
- Offered Unfurnished
- Available Now

Ground Floor
Approx. 102.9 sq. metres (1107.3 sq. feet)



First Floor
Approx. 66.6 sq. metres (717.3 sq. feet)



Total area: approx. 169.5 sq. metres (1824.5 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A buyer must rely upon its own inspections. No responsibility is taken for any error, omission or mis-statement. Plan produced using PlanUp.

VIEWING

Book a viewing with Sole Agents DM & Co.
Premium by phone or email:

📞 0121 775 0101

@ lettings@dmandcohomes.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	