



DM&Co.
— SALES & LETTINGS —

38 Kingslea Road
B91 1TP

Spacious 4-Bedroom Semi-Detached House In Solihull. Can Be Offered With Furnishings By Way Of Further Negotiations & Available To Move Into From Mid May.



DETAILS

This inviting family home will be available for move-in by mid-May & furnishings can be offered by further way of negotiations.

Entering into the property you have a small porch which leads to a spacious hallway with stairs leading up to the first floor.

On the ground floor, you'll find a convenient WC and access to the front reception room featuring a built-in bar, perfect for entertaining guests.

Continuing down the hall, there's another reception room with double doors opening into a smaller space, ideal for a study or playroom.

The smaller living space seamlessly flows into the bright and airy kitchen/living area.

From the kitchen/living area you have access to a utility room, which offers a fridge/freezer, washing machine & dishwasher which also leads onto a spacious store room.

Upstairs, the main bedroom boasts a walk-through wardrobe and en suite shower room

You also have two further spacious double bedrooms, a single bedroom & a family bathroom with separate bath & shower cubicle.

From the first floor landing you have stairs leading to a further room which would work great as a study or just for storage.

Solihull Council Tax - Band D



VIEWINGS

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



OUTSIDE

At the front of the property, there's a driveway with enough space to accommodate two cars.

At the rear, you'll find a generously sized garden featuring a cozy patio area accessible from both the kitchen and the rear reception room.

The garden also includes two compact sheds, perfect for storing garden tools and equipment.

GENERAL INFORMATION

This lovely property is within close proximity to many local amenities such as Solihull Town Centre & Sears Retail Park.

Solihull's own train station is just several minutes walk from the main high street of Town & offers links to Birmingham, Stratford-Upon-Avon, Leamington Spa & London.

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

- Spacious 4-Bedroom Semi-Detached House
- Offers Ample Living Space
- Can Be Offered Part Furnished By Further Way Of Negotiations
- Main Bedroom With En Suite Shower Room
- Front Reception Room With Built-In Bar
- Large Private Rear Garden
- Converted Loft Room
- Holding Deposit - £484.61
- Security Deposit - £2423.07
- Available Mid-May



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 party must rely upon its own inspection(s). 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			75
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	