



**DM&Co.**  
— SALES & LETTINGS —

1 Heaton Road  
B91 2DY

Spacious 3-Bedroom Semi-Detached  
Family Home Available To Move Into  
Immediately On An Unfurnished Basis





## DETAILS

We are pleased to offer this charming 3-bedroom family home, available for immediate occupancy on an unfurnished basis.

Upon entering the property, you'll step into a spacious hallway leading to two large reception rooms and a modern kitchen.

The kitchen provides access to a sizable utility room, a convenient downstairs WC, and a single garage.

Ascending the stairs, to the left, you'll find a separate WC.

At the top of the landing, there are two good sized double bedrooms, a single bedroom, and a modern family bathroom featuring a bath, separate shower, and hand basin.

Solihull Council Tax - Band D



## OUTSIDE

To the front of the property you have a large driveway to fit 2-3 cars.

Access to the rear garden is available through double doors from the rear reception room or the utility room.

The garden is a fantastic size & is mostly lawn.

## VIEWINGS

At short notice with DM & Co. Homes on  
0121 775 0101 or by email  
[lettings@dmandcohomes.co.uk](mailto:lettings@dmandcohomes.co.uk)





## **OTHER SERVICES**

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

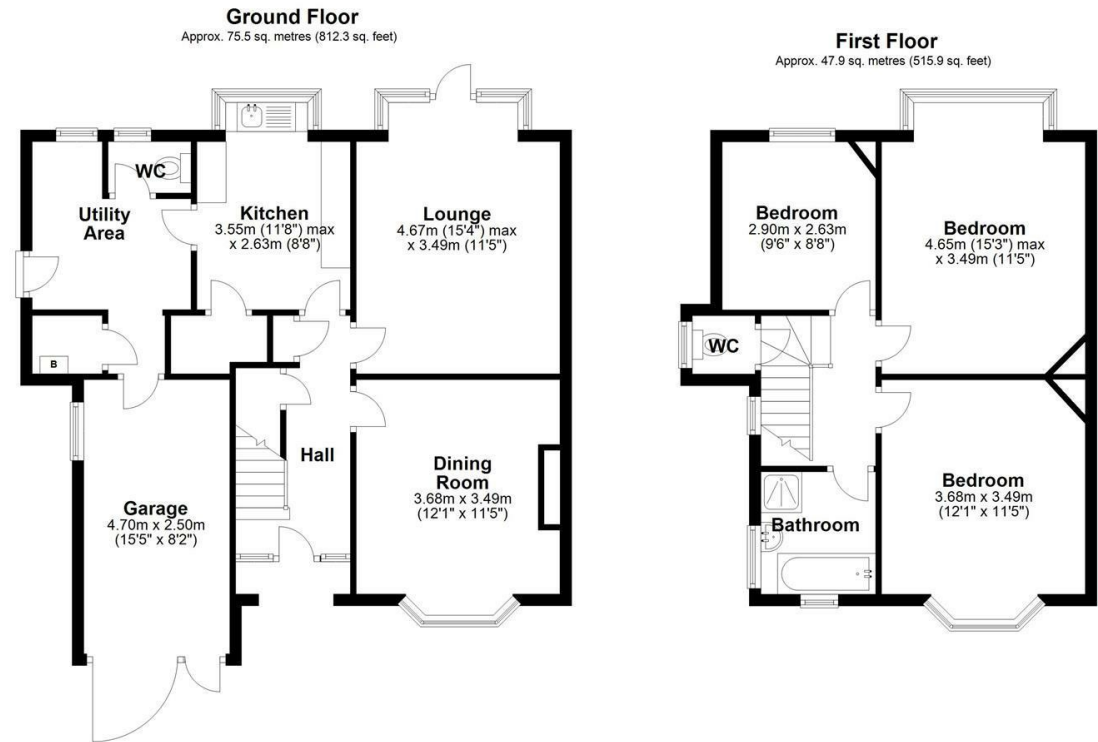
**Residential Lettings:** If you are considering letting your property, please contact the office on 0121 775 0101.

**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

- Well-Presented 3-Bedroom Family Home
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Large Utility Room & Single Garage
- Short Walk To Dovehouse Parade
- Within 5-Minute Drive To Solihull Town Centre
- Driveway For 2-3 Cars
- Holding Deposit - £369.00
- Security Deposit - £1846.15
- Available Now



Total area: approx. 123.4 sq. metres (1328.2 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 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			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	