



DM&Co.
— SALES & LETTINGS —

Kents Cottage Kents Close B92 7QH

Brand New 4-Bedroom Family Home With No Expense Spared! Benefits From Solar Panels, CCTV & Built-In EV Charger. Available NOW On An Unfurnished Basis.



DETAILS

This beautifully-presented 4-bedroom family home is not your average boring new build.

It boasts character, storage/wardrobes & large bedroom space.

Entering into the property you are welcomed by a large hallway which leads to a spacious lounge, with feature log burner fireplace, & a double bedroom with en suite shower room.

Further down the hallway you have an open plan kitchen dining area with bi-fold doors into the garden.

The kitchen boasts integrated, fridge/freezer, dishwasher, oven, microwave, gas hob, wine cooler & boiling hot water tap.

From the kitchen, you have a small pantry cupboard & a hidden door which leads to a small utility room & downstairs WC.

Solihull Council Tax - Band TBC

OUTSIDE

The front drive can comfortably accommodate 2 cars & has an EV charger.

To the rear you have an easily maintained garden with a small shed which is perfect for storing garden tools.

VIEWINGS

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





GENERAL INFORMATION

This property is based in a fantastic location within walking distance to Olton Railway & an abundance of shops, restaurants & fantastic schools.

Networks in your area - Virgin Media, Openreach, City Fibre

Mobile availability in your area - EE, Three, O2, Vodafone

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

- Brand New 4-Bedroom Family Home
- Kitchen With Integrated Appliances
- Access To CCTV Cameras & Fitted EV Charger
- Three Doubles & One Single
- Two En Suites & Main Family Bathroom
- Easily Maintained Garden
- Benefits From Underfloor Heating & Solar Panels
- Holding Deposit - £576.00
- Security Deposit - £2884.61
- Available NOW

SIZE

Total - 1178.60 sq ft

VIEWING

Book a viewing with Sole Agents DM & Co.

Premium by phone or email:

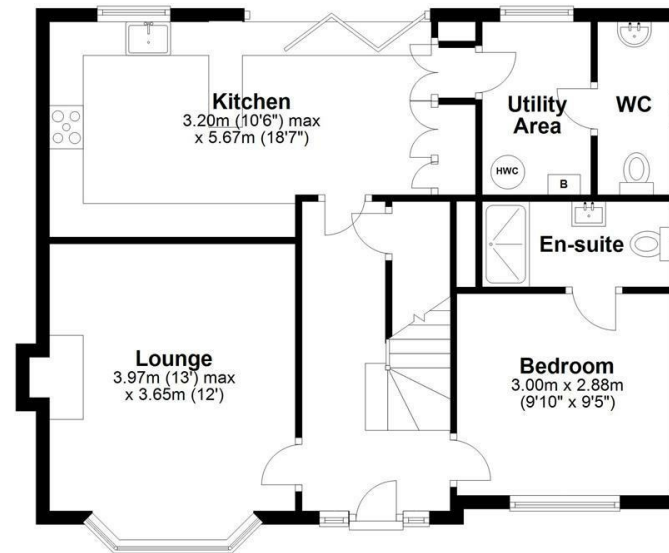
📞 0121 775 0101

@ lettings@dmandcohomes.co.uk

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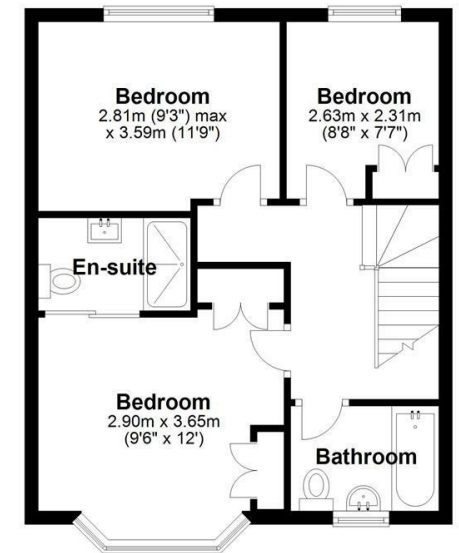
Ground Floor

Approx. 65.7 sq. metres (707.3 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



Total area: approx. 109.5 sq. metres (1178.6 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	94
(81-91) B			
(69-80) C			
(55-68) D			
(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	