



DM & Co.
— SALES & LETTINGS —

12 Oakwood Croft
B91 3GT

Well-Presented & Neutrally Decorated 3-Bedroom Family Home Within Walking Distance To Fantastic Schools. Available Start Of October On An Unfurnished Basis.



DETAILS

This neutrally decorated 3-bedroom family home is available to move into at the start of October on an unfurnished basis.

Entering into the property you have a downstairs WC, spacious lounge & kitchen/dining area which has sliding doors into a light & airy conservatory.

Upstairs you have two large double bedrooms, a good sized single bedroom & a modern family bathroom.

Solihull Council Tax Band - D



OUTSIDE

To the front of the property you have tandem parking for two cars & a single garage.

The rear garden is private & easy to maintain with part patio & part lawn.

VIEWINGS

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



GENERAL INFORMATION

This property is well located within walking distance to fantastic local schools & a short drive from Solihull Town Centre.

Mobile Coverage In Your Area - EE, Vodafone, Three, O2

Broadband Coverage In Your Area - Openreach, Sky

Basic - 6 Mbps

Superfast - 72 Mbps

Ultrafast - 1000 Mbps

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.

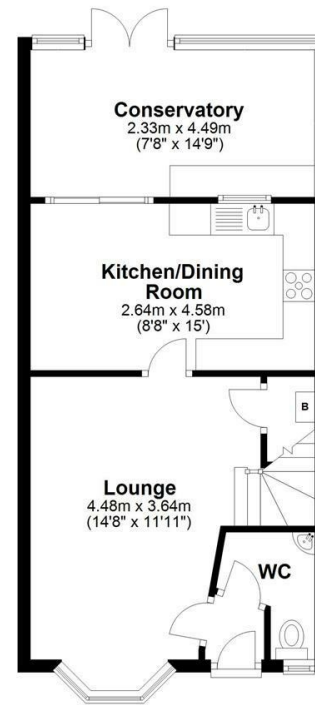
Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

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.

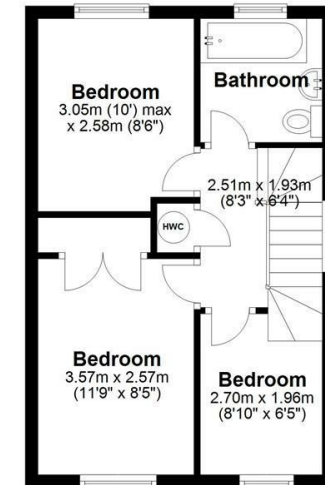
FEATURES

- Neutrally Decorated 3-Bedroom Family Home
- Large Lounge & Guest WC
- Open Plan Kitchen/Dining Area
- Conservatory Area With Double Doors Into Private Garden
- Two Double Bedrooms & One Single
- Modern Family Bathroom
- Parking For Two Cars & Single Garage
- Holding Deposit - £392.00
- Security Deposit - £1961.53
- Available Start Of October On An Unfurnished Basis

Ground Floor
Approx. 43.8 sq. metres (471.1 sq. feet)



First Floor
Approx. 33.6 sq. metres (361.3 sq. feet)



Total area: approx. 77.3 sq. metres (832.4 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			85
(81-91) B			
(69-80) C			
(55-68) D		70	
(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	