



**DM & Co.**  
— SALES & LETTINGS —

21 Yoxall Road  
Shirley B90 3SD

Beautifully Presented 3-Bedroom Family  
Home Is Available From The 7th March On  
An Unfurnished Basis.



## DETAILS

This modern family home is available from the 2nd March on an unfurnished basis.

Entering into the property you have a spacious through lounge diner which has sliding doors out into the garden.

From here you have access to a small breakfast room/study which leads to a modern kitchen, complete with gas hob, electric oven & slim-line dishwasher.

You have access to a small storage room & the garage from the kitchen.

Upstairs you have two great sized double bedrooms, a good size single bedroom & a well-presented bathroom.

Solihull Council Tax Band - D

## OUTSIDE & LOCATION

The property is based in a fantastic location boasting local nurseries & schools, as well as an abundance of local shops, supermarkets & restaurants.

To the front of the property you have a driveway that can fit 1-2 cars.

The rear garden has a patio area, perfect for entertaining guests & a grassy area at the bottom.



## MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 83%

Vodafone - 76%

3 - 84%

O2 - 75%

Broadband Availability -

Openreach, CityFibre, Virgin Media

Broadband Type

Standard 8 Mbps (Highest available download speed) 0.9 Mbps (Highest available upload speed)

Superfast 52 Mbps (Highest available download speed) 13 Mbps (Highest available upload speed)

Ultrafast 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Low Flood Risk

## 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 Located & Beautifully Presented 3-Bedroom Family Home
- Through Lounge/Diner
- Modern Kitchen With Fitted Appliances
- Two Doubles & One Single
- Neutrally Decorated Family Bathroom
- Parking For 1-2 Cars
- Walking Distance To Local Amenities
- Holding Deposit - £346.00
- Security Deposit - £1730.76
- Available 7th March 2026!

## VIEWING

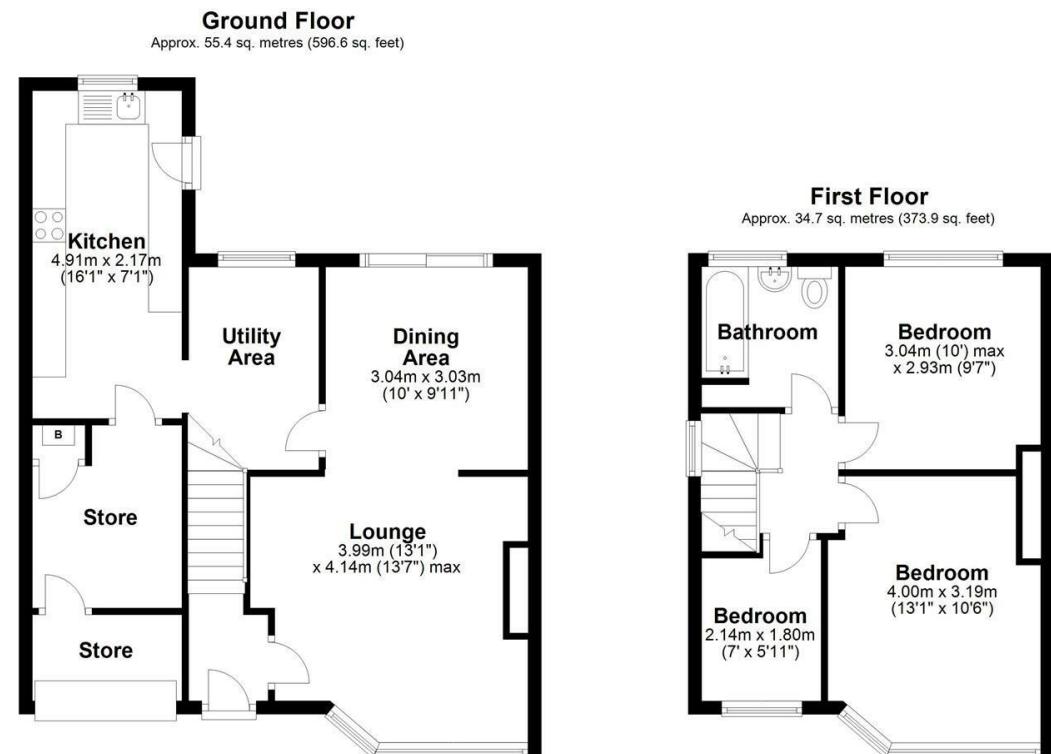
Book a viewing with Sole Agents DM & Co.

Premium by phone or email:

0121 775 0101

lettings@dmandcohomes.co.uk

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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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(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