



DM&Co.
— SALES & LETTINGS —

1 Heaton Road
B91 2DY

***LET OFF MARKET! SIMILAR PROPERTIES
REQUIRED*** 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 to move into immediately 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 & LOCATION

This property is based within walking distance to local amenities & a short drive to Solihull Town Centre.

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.



MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 87%

Vodafone - 83%

3 - 87%

O2 - 83%

Broadband Availability -

Openreach, CityFibre, Virgin Media

Broadband Type

Standard 13 Mbps (Highest available download speed) 1

Mbps (Highest available upload speed)

Superfast 140 Mbps (Highest available download speed) 20

Mbps (Highest available upload speed)

Ultrafast 5500 Mbps (Highest available download speed)

5500 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

- *LET OFF MARKET! SIMILAR PROPERTIES REQUIRED*
- 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 - £403.00
- Security Deposit - £2019.23
- Available NOW!

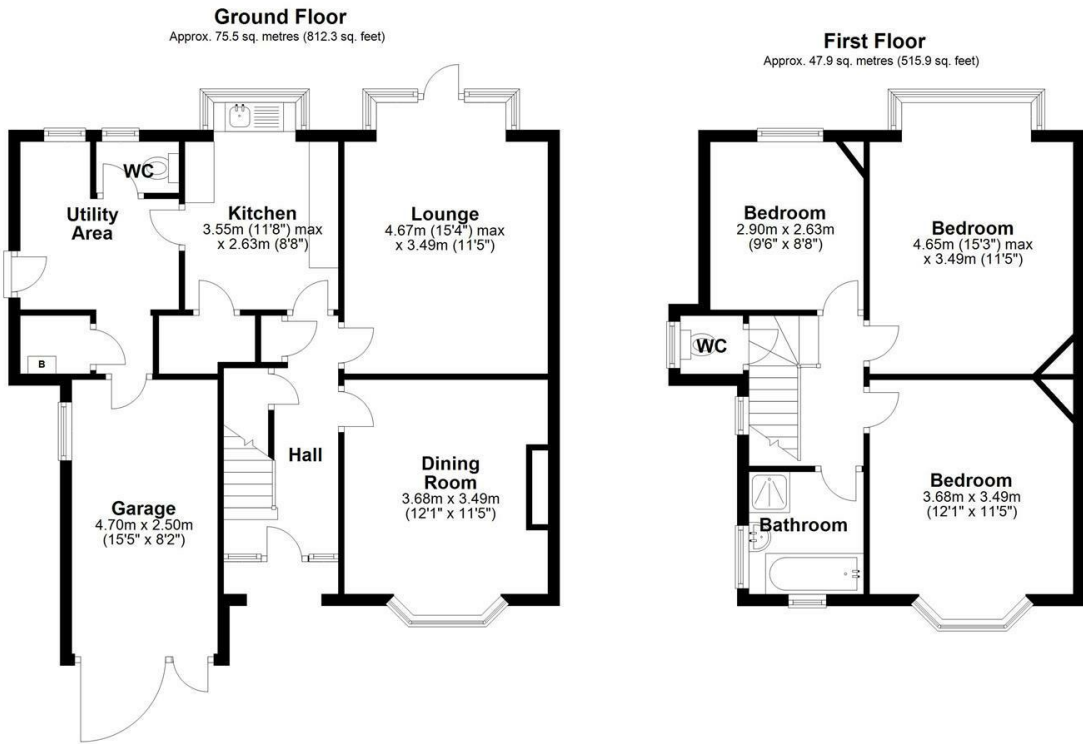
VIEWING

Book a viewing with Sole Agents DM & Co.
Premium by phone or email:

📞 0121 775 0101

@ lettings@dmandcohomes.co.uk

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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.

