



**DM&Co.**  
— SALES & LETTINGS —

43 Moat Lane  
B91 2LN

Trendy Three Bedroom Semi Detached Home  
Is Immaculately Presented Throughout,  
Offered Unfurnished & Available From 21st  
July.



## DETAILS

This well presented three bedroom semi detached home is offered unfurnished & is available from 21st July.

Entering into the property you have access a welcoming porch & hallway which leads seamlessly through to a separate living room which allows access to the open plan kitchen, dining & family room. Just off the kitchen, you also have a downstairs shower room.

To the first floor is two good sized double bedrooms & a spacious single room. The contemporary bathroom includes W.C, wash hand basin & bath.

Solihull Council - Tax Band C



## OUTSIDE & LOCATION

This property is well placed for local shops, everyday amenities and easy access into the town centre. Solihull offers a wide choice of restaurants, cafés, leisure facilities and retail at Touchwood, along with strong transport links including Solihull train station and nearby road connections. The area is also well suited to families, with a selection of local schools, parks and green spaces close by.

To the rear is a good sized south westerly facing rear garden which is mainly lawn with a paved patio area.

To the front is a private driveway allowing parking for at least two cars.



## MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 85%

Vodafone - 80%

3 - 85%

O2 - 81%

Broadband Availability -

Openreach, CityFibre, Virgin Media

Broadband Type

Standard 15 Mbps (Highest available download speed) 1

Mbps (Highest available upload speed)

Superfast 80 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.



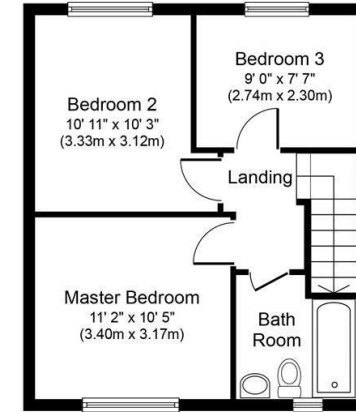
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## FEATURES

- Three Bedroom Semi Detached Home
- Modern Decor Throughout & Fantastic Condition
- Downstairs Shower Room & Upstairs Bathroom
- Open Plan Kitchen, Diner & Family Room
- Beautifully Presented Throughout
- Mainly Lawn & Part Paved Rear Garden
- Private Driveway For Two Cars
- Holding Deposit - £380.00
- Security Deposit - £1903.84
- Available From 21st July On An Unfurnished Basis



**Ground Floor**  
Approximate Floor Area  
615 sq. ft.  
(57.1 sq. m.)



**First Floor**  
Approximate Floor Area  
403 sq. ft.  
(37.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## VIEWING

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

📞 0121 775 0101

@ [lettings@dmandcohomes.co.uk](mailto: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			
(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	