



**DM&Co.**  
— SALES & LETTINGS —

80 York Road  
Kings Heath B14 7RP

Recently Re-Decorated 3-Bedroom House In  
An Excellent Location. Available To Move Into  
Immediately On An Unfurnished Basis.



## DETAILS

This fantastic 3-bedroom terraced house is available to move into immediately on an unfurnished basis.

Entering into the property you are welcomed by a small porch which leads through to the hallway which has stairs to the first floor.

From the hallway, you have a spacious lounge which flows seamlessly through to the galley kitchen which has an electric hob & oven.

To the rear of the property, there is a modern downstairs bathroom.

To the first floor you have three double bedrooms.

Birmingham Council Tax - Band B

## OUTSIDE

This property is located near Kings Heath High Street with access to bus routes, shops, eateries, supermarkets and coffee shops. It is also in close proximity to schools, marks, Mosley Village and has easy access to Birmingham City Centre.

Parking is located on road and subject to availability.

Accessed via the kitchen, you have the rear garden which is easily maintained.

## VIEWINGS

At short notice with DM & Co. Homes on 0121 775 0101 or by email [lettings@dmcohomes.co.uk](mailto:lettings@dmcohomes.co.uk)



## GENERAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 84%

Vodafone - 83%

3 - 84%

O2 - 82%

Broadband Availability -

Openreach, Virgin Media

Broadband Type

Standard 15 Mbps (Highest available download speed) 1 Mbps (Highest available upload speed)

Superfast 33 Mbps (Highest available download speed) 6 Mbps (Highest available upload speed)

Ultrafast 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Very 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

- Recently Re-Decorated 3-Bedroom Terraced
- Spacious Lounge
- Well-Presented Kitchen
- Downstairs Bathroom
- Three Double Bedrooms
- Small Rear Garden
- On Road Parking
- Holding Deposit - £288.00
- Security Deposit - £1442.30
- Available NOW On An Unfurnished Basis

## 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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**Ground Floor**  
Approx. 38.4 sq. metres (413.1 sq. feet)



**First Floor**  
Approx. 31.7 sq. metres (341.7 sq. feet)



Total area: approx. 70.1 sq. metres (754.8 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			