



**DM&Co.**  
— SALES & LETTINGS —

7 Cheveridge Close  
B91 3TT

Short Term Tenancies Only! Spacious And Well-Presented Four Bedroom Detached Home, Set At The End Of A Quiet Cul-De-Sac And Just A Stone's Throw From Tudor Grange Academy. Available From The Beginning Of August On An Unfurnished Basis.



## DETAILS

SHORT TERM TENANCIES ONLY

This spacious and well-presented four-bedroom family home is available from the beginning of August on an unfurnished basis.

Upon entering the property, you are welcomed by a generous hallway with stairs rising to the first floor. From here, there is access to a study/playroom, a large lounge with a gas fireplace and double doors opening onto the private rear garden. The lounge flows through to a further snug, leading into the kitchen/breakfast area, complete with integrated fridge/freezer and dishwasher.

Just off the kitchen is a spacious guest WC, along with a separate utility room providing space for a washing machine and tumble dryer.

To the first floor, there are three double bedrooms with built-in wardrobe space, together with a further spacious double bedroom benefiting from a large en-suite shower room.

Solihull Council Tax Band G.

## OUTSIDE & LOCATION

To the front of the property, there is a large driveway which can comfortably accommodate four cars, along with a spacious double garage.

The private rear garden offers a lovely balance of lawn and patio space, ideal for entertaining during the summer months.

The property is just a stone's throw from Tudor Grange Academy and within walking distance of Solihull town centre and train station, offering an excellent range of shops, restaurants and bars.





## MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 87%

Three - 85%

O2 - 82%

Vodafone - 79%

Broadband Availability -

Virgin Media, Openreach, CityFibre

Broadband Type -

Standard 8 Mbps (Highest available download speed)

0.9 Mbps (Highest available upload speed)

Superfast 100 Mbps (Highest available download speed) 20

Mbps (Highest available upload speed)

Ultrafast 1800 Mbps (Highest available download speed)

1000 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

- Short Term Tenancies Only
- Three Reception Rooms & Separate Kitchen
- Guest WC & Separate Utility Room
- Four Double Bedrooms With Built-In-Wardrobes
- Primary Bedroom Benefitting From En Suite Shower Room
- Private Garden With Large Patio Area
- Driveway Which Accommodates 4 Cars & A Double Garage
- Holding Deposit - £576.00
- Security Deposit - £2884.61
- Available Beginning Of August On An Unfurnished Basis



Main area: Approx. 162.2 sq. metres (1745.7 sq. feet)  
Plus garages, approx. 23.7 sq. metres (254.3 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			81
(81-91) B			
(69-80) C			
(55-68) D		71	
(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	