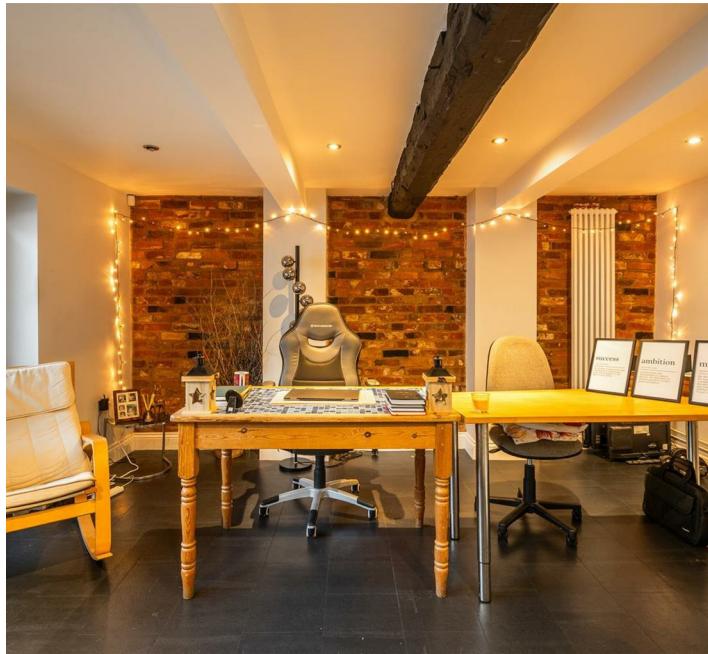




**DM&Co.**  
— SALES & LETTINGS —

The Coach House,  
62 Manor Road  
B91 2BP

Three-Bedroom Detached Coach House,  
Available Now, Part Furnished Within A  
Private Gated Development!



## DETAILS

This beautifully presented three-bedroom detached Coach House, available now and offered part furnished, is tucked away behind gates within a private gated development and truly oozes character and charm. Recently redecorated in a modern style, the property carefully retains its original features including exposed beams and brickwork, complemented by high-quality fixtures and fittings throughout.

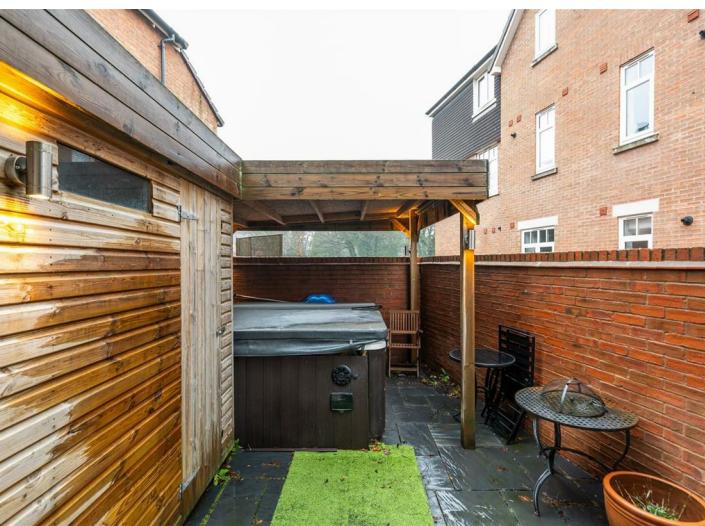
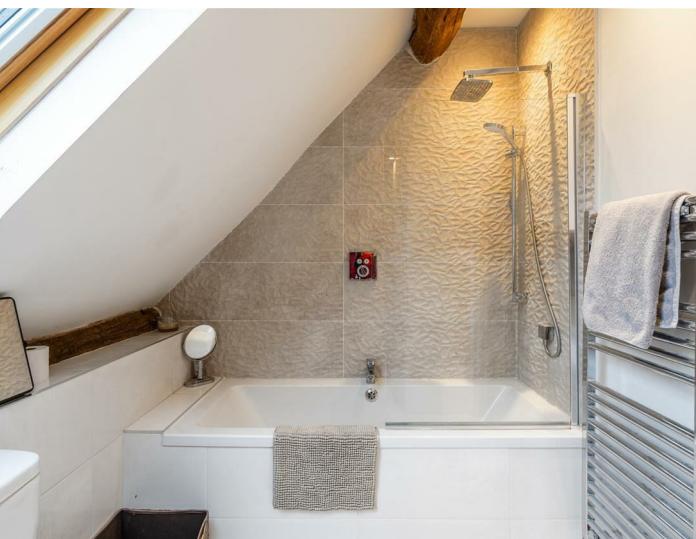
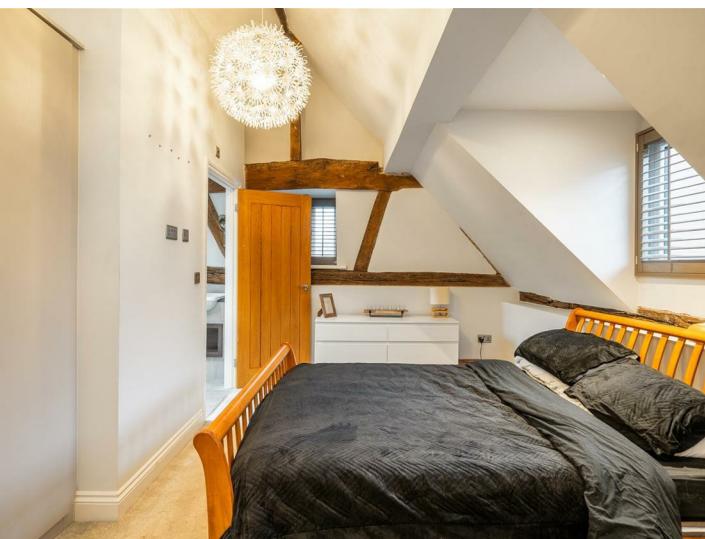
The ground floor offers two reception rooms, one currently used as a home office and the main living room forming a cosy snug space. Both rooms benefit from bi-fold doors, creating a wonderful sense of light and seamless access to the outdoor space. There is also a downstairs WC with shower room and a stunning modern kitchen, fully equipped and inclusive of kitchenware.

Upstairs, the property provides two generous double bedrooms. The main bedroom boasts bespoke fitted wardrobes and impressive apex windows, while the second double bedroom benefits from fitted wardrobes, dual aspect windows and an en-suite shower room. The third bedroom is a well-proportioned single, complemented by a modern family bathroom.

Externally, the property enjoys private outdoor space, complete with outside storage and a hot tub, ideal for both relaxing and entertaining. Private parking for one vehicle is available, along with visitor parking.

Solihull Council – Tax Band E

A truly unique and characterful home, ideal for tenants seeking something special within a secure and private setting.



## OUTSIDE

Situated in a highly desirable area of Solihull, The Coach House enjoys a convenient and central location. It is within walking distance of Solihull town centre, offering a wide range of shops, cafes, and restaurants. Solihull train station is also easily accessible on foot, providing excellent links to Birmingham and beyond. For work or healthcare needs, Solihull Hospital is just a short stroll away.

The property combines the charm of a private, gated setting with the convenience of being close to the town's amenities and transport links.

## MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 82%

Vodafone - 77%

3 - 84%

O2 - 80%

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 Good (Highest available upload speed)

Ultrafast 1800 Mbps (Highest available download speed)

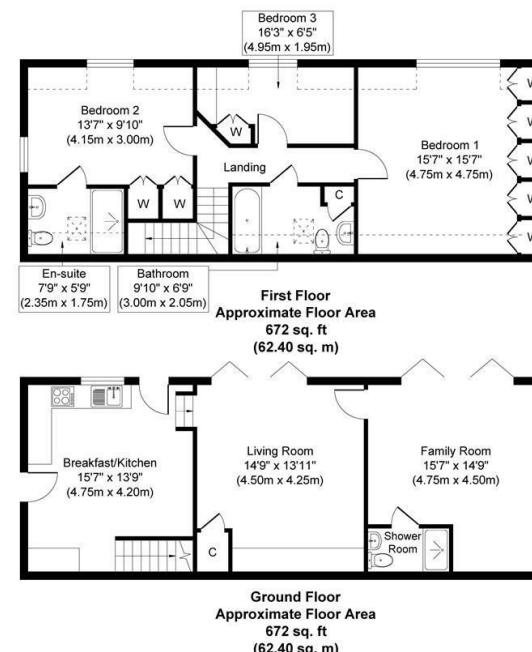
1000 Mbps (Highest available upload speed)

Low Flood Risk

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

- Four-Bedroom Detached Coach House
- Private Gated Development
- Downstairs Bedroom With En Suite
- Modern Kitchen Fully Equipped With Kitchenware
- Main Bedroom With Bespoke Fitted Wardrobes
- Second Double Bedroom With En-Suite Shower Room
- Private Outdoor Space With Hot Tub And Storage
- Secured Private Parking
- Holding Deposit - £565.00 Security Deposit - £2826.92
- Part Furnished & Available Now



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 operation is given.

## 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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