



DM&Co.
— SALES & LETTINGS —

18 South Roundhay
B33 9PT

Fantastic 3-Bedroom Family Home
Available From 10th July On An
Unfurnished Basis.



DETAILS

This fantastic 3-bedroom home is available to move into from 10th July on an unfurnished basis.

Upon entering the property you have a welcoming porch which leads to a small hallway.

From there, you can enter a generously sized lounge with a feature fireplace & convenient storage cupboard.

Adjacent to the lounge is the kitchen, which offers ample space for a fridge/freezer and washing machine.

From the kitchen you will find a convenient downstairs family bathroom.

Moving upstairs, there are two spacious double bedrooms and an additional single bedroom.

Birmingham City Council - Tax Band A



OUTSIDE & LOCATION

This property is in a well-connected residential area, popular with families and commuters thanks to its local shops, nearby schools, green spaces and easy access to Birmingham city centre.

To the front of the property you have a small front garden & space to park one car.

You can access the rear garden from a side door from the kitchen.



MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 88%

Vodafone - 81%

3 - 85%

O2 - 82%

Broadband Availability -

Openreach, Netomnia, Virgin Media

Broadband Type

Standard 7 Mbps (Highest available download speed) 0.8

Mbps (Highest available upload speed)

Superfast 80 Mbps (Highest available download speed) 20

Mbps (Highest available upload speed)

Ultrafast 10000 Mbps (Highest available download speed)

10000 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.

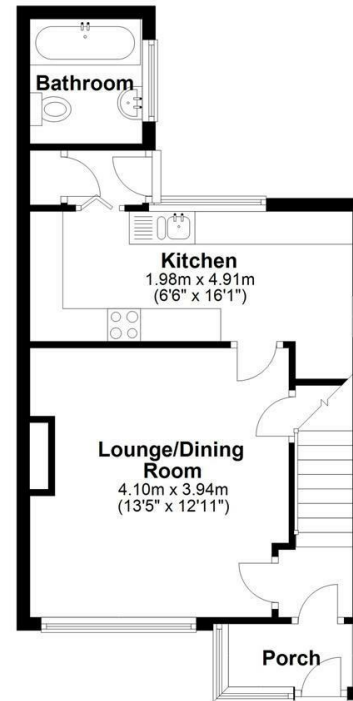
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

FEATURES

- Fantastic 3-Bedroom Family Home
- Within 15 Minute Walk To Lea Hall Train Station
- Downstairs Family Bathroom
- Bedrooms With Built In Storage
- Two Double Bedrooms & One Single
- Off-Road Parking
- Well-Presented Kitchen
- Holding Deposit - £300.00
- Security Deposit - £1500.00
- Available From 10th July On An Unfurnished Basis

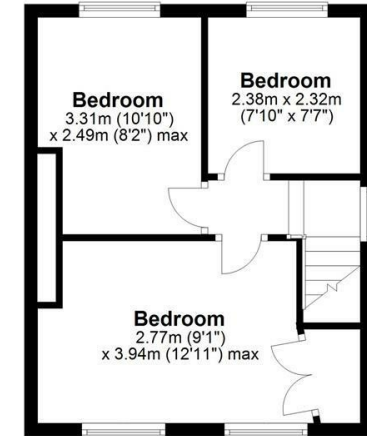
Ground Floor

Approx. 37.4 sq. metres (402.1 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.6 sq. feet)



Total area: approx. 67.7 sq. metres (728.8 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.

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	