



DM&Co.
— SALES & LETTINGS —

39 Lillington Road
Shirley B90 2RY

This Well Presented First Floor Maisonette
In A Quiet Location Is Offered Unfurnished
And Available From 17th July.



DETAILS

This well presented first floor maisonette is offered unfurnished and available to move into on 17th July.

Access to the property is via a private entrance & has stairs leading to the main floor.

The property compromises of a spacious living area, sperate kitchen with gas hob & electric oven & space for an undercounter fridge.

Furthermore, there are two double bedrooms & a modern shower room.

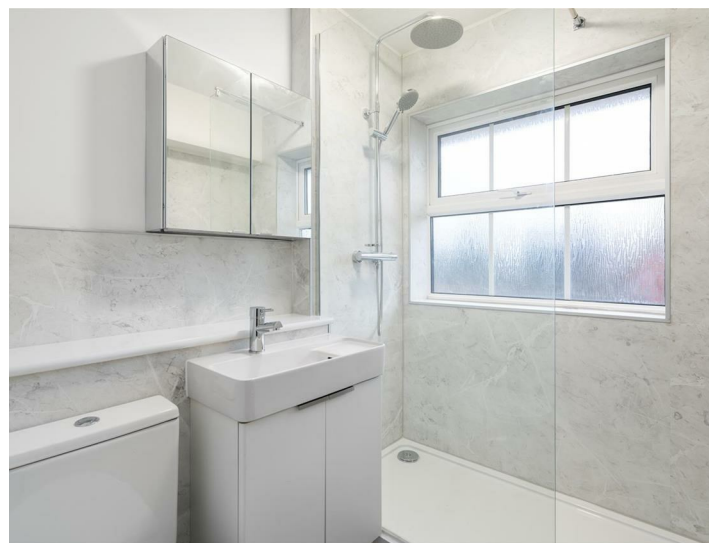
Solihull Council - Tax Band B



OUTSIDE & LOCATION

The location offers a quiet surrounding & is within walking distance to local amenities & great schools.

Parking is provided in a communal area and there is further parking on road. This maisonette also boasts the use of a private garage.



MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 83%

Vodafone - 76%

3 - 86%

O2 - 75%

Broadband Availability -

Openreach, Virgin Media

Broadband Type

Standard 6 Mbps (Highest available download speed) 0.7

Mbps (Highest available upload speed)

Superfast 69 Mbps (Highest available download speed) 20

Mbps (Highest available upload speed)

Ultrafast 1000 Mbps (Highest available download speed) 100

Mbps (Highest available upload speed)

Low Flood Risk

OTHER SERVICES

DM & Co are pleased to offer the following services:-

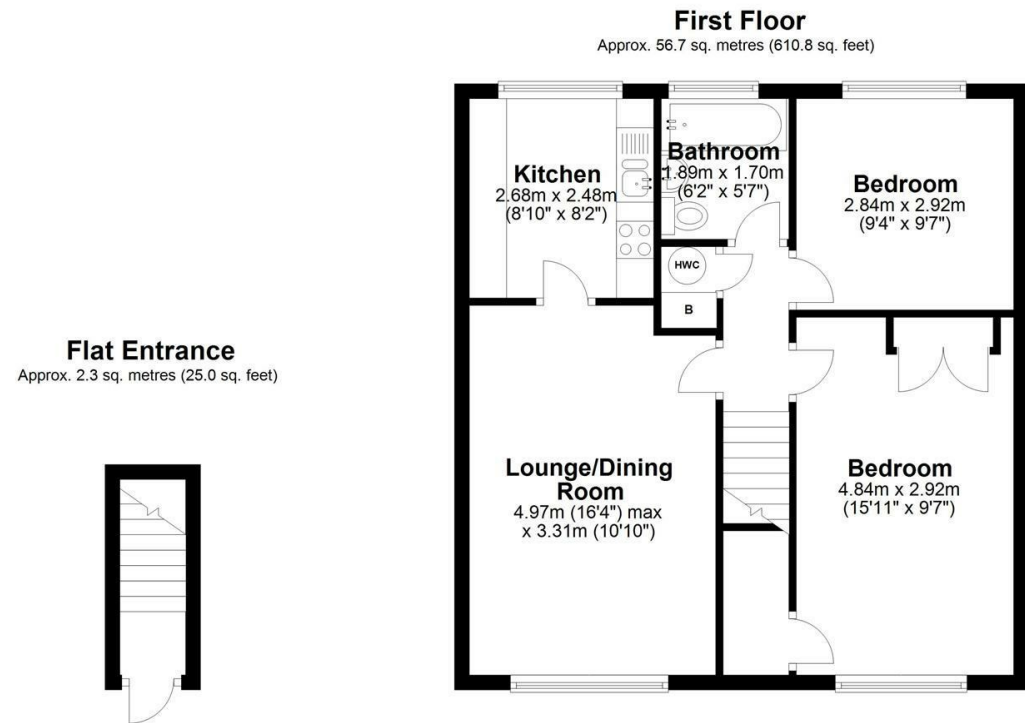
Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101.

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

- Beautifully Renovated First Floor Maisonette
- Brand New Kitchen & Bathroom
- Two Double Bedrooms
- Modern Family Bathroom
- Large Living Area
- Use Of A Single Garage
- Communal Parking
- Holding Deposit - £229.00
- Security Deposit - £1148.07
- Available From 17th July



Total area: approx. 59.1 sq. metres (635.8 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 and orientation floor area and 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	69
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	