



DM&Co.
— SALES & LETTINGS —

3 Himley Rise
B90 4DW

*LET OFF-MARKET - SIMILAR PROPERTIES
REQUIRED* This Beautifully Presented 3-
Bedroom Bungalow Is Available For Immediate
Occupancy On An Unfurnished Basis.



DETAILS

This beautifully presented 3-bedroom bungalow is available NOW on an unfurnished basis.

Stepping inside, you are welcomed by a spacious hallway which leads seamlessly through into the lounge.

From here, the property flows through to a modern breakfast/kitchen and separate utility room.

The accommodation continues with three generously sized bedrooms, the main bedroom benefitting from an en suite, and a four-piece family bathroom.

Solihull Council Tax - Band E

OUTSIDE & LOCATION

This bungalow enjoys a peaceful residential setting with a strong sense of community and easy access to everyday amenities. The area is well placed for Solihull town centre, local schools, countryside walks, and convenient road links, making it ideal for both families and commuters.

The property benefits from driveway parking for 2-3 cars and a double garage.

The landscaped rear garden is perfect for outdoor dining, entertaining, or simply unwinding.



MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 83%

Vodafone - 76%

3 - 84%

O2 - 75%

Broadband Availability -

Openreach

Broadband Type

Standard 4 Mbps (Highest available download speed) 0.5 Mbps (Highest available upload speed)

Superfast 42 Mbps (Highest available download speed) 8 Mbps (Highest available upload speed)

Ultrafast 1800 Mbps (Highest available download speed) 220 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.

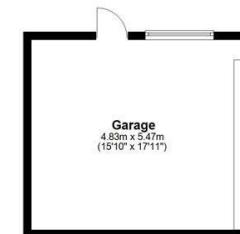
Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

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

- Detached 3-Bedroom Bungalow
- Spacious Lounge
- Modern Breakfast/Kitchen
- Three Double Bedrooms
- Main Bedroom With En Suite
- Landscaped Rear Garden
- Driveway For 2-3 Cars & Double Garage
- Holding Deposit - £460.00
- Security Deposit - £2301.92
- Available NOW On An Unfurnished Basis

Floor Plan
Main area: approx. 133.1 sq. metres (1432.7 sq. feet)
Plus garage: approx. 35.4 sq. metres (381.4 sq. feet)



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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			
		72	

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		
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Not environmentally friendly - higher CO ₂ emissions			
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