



DM&Co.
— SALES & LETTINGS —

65 Florence Road
Acocks Green B27 6LN

This Beautifully Presented 3-Bedroom Home
Is Available For Immediate Occupancy With
Flexible Furnishings Offered Upon
Negotiation.



DETAILS

This beautiful character property with modern features is available NOW with furnishings offered upon negotiation.

Upon entering the property, you are welcomed into the hallway, through which the lounge can be reached.

The lounge in turn leads through to the dining room, spacious kitchen, utility room and downstairs shower room.

On first floor level there are three double bedrooms and a family bathroom.

Birmingham Council Tax - Band B



OUTSIDE & LOCATION

The rear of the property is a long garden, laid to lawn with a large decking area and small storage shed at the rear.

Parking is on road and subject to availabil



MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 79%

Vodafone - 80%

3 - 85%

O2 - 75%

Broadband Availability -

Openreach, Virgin Media

Broadband Type

Standard 16 Mbps (Highest available download speed) 1

Mbps (Highest available upload speed)

Ultrafast 1800 Mbps (Highest available download speed) 220

Mbps (Highest available upload speed)

Low Flood Risk

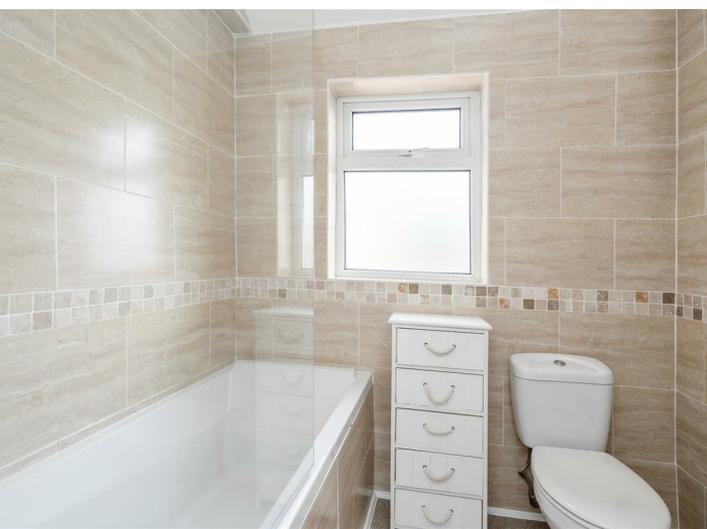


OTHER SERVICES

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

- Beautifully Presented 3-Bedroom House
- Two Spacious Reception Rooms
- Modern Kitchen & Separate Utility Room
- Two Bathrooms (One Downstairs)
- Three Double Bedrooms
- Large Garden With Decking Area
- On Road Parking - EV Charger Available On Road
- Holding Deposit - £300.00
- Security Deposit - £1500.00
- Available NOW With Furnishings Offered Upon Negotiation

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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Total area: approx. 97.0 sq. metres (1044.6 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.

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		
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	