



**DM&Co.**  
— SALES & LETTINGS —

Springwood Warwick Road  
Chadwick End B93 0BP

This Excellent 4-Bedroom Semi-Detached Family Home Is Situated In A Semi-Rural Position & Benefits From A Large Private Rear Garden Overlooking Fields. Available NOW On An Unfurnished Basis.



## DETAILS

This spacious 4-bedroom family home is available for immediate occupancy on an unfurnished basis.

As you approach the property, you are welcomed by a porch which has internal access to the single garage.

Entering into the property, the hallway allows access to a downstairs WC, farmhouse style kitchen with integrated dishwasher and undercounter fridge, a spacious living area with an electric fireplace and a large conservatory which overlooks the rear garden and fields.

Upstairs you have three double bedrooms, two of which benefit from integrated wardrobes, a single bedroom and a family bathroom.

Solihull Council Tax - Band D



## OUTSIDE & LOCATION

This house is perfect for the commuter who wants a country life, but needs access to cities as it has easy access to Solihull and Birmingham together with the motorway network. The National Exhibition Centre, Birmingham Airport and Dorridge Train Station are also within easy reach.

The property benefits from driveway parking for 2-3 cars and a single garage, perfect for storage.

The rear garden is beautifully presented and overlooks fields at the rear.



## MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 82%

Vodafone - 78%

3 - 76%

O2 - 74%

Broadband Availability -

Openreach

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 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

- Spacious 4-Bedroom Home With Countryside Views
- Spacious Living Area With Electric Fireplace
- Farmhouse Style Kitchen
- Bright & Airy Conservatory
- Three Double Bedrooms & One Single Bedroom
- Beautiful Garden With Field Views
- Driveway For 2-3 Cars & Single Garage
- Holding Deposit - £403.00
- Security Deposit - £2019.23
- Available NOW On An Unfurnished Basis

## 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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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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