



DM&Co.
— SALES & LETTINGS —

10 Ufton Close
Shirley B90 3SB

This Well Presented Four Bedroom Semi-Detached House Boasts Two Reception Rooms & Two Shower Rooms In A Quiet Popular Close Road. Offered On An Unfurnished Basis & Is Available To Move Into At The End Of May.



DETAILS

This well presented four bedroom family home is offered unfurnished and available end of May.

Upon entering through the enclosed porch, you step into the hallway, where stairs lead to the first floor.

Doors provide access to a ground-floor bedroom with an adjoining shower room.

Another door opens into the lounge, which overlooks the rear of the property and features a gas fire with a brick-built surround.

At the front of the house, there is an additional reception room, ideal for use as a dining room.

The ground floor also boasts a recently fitted kitchen, complete with an electric oven, a gas hob, and an extractor hood.

From the kitchen, a side lobby offers additional storage and provides access to the garden.

Upstairs, the first floor accommodates three bedrooms.

Bedrooms one and two benefit from built-in storage, with bedroom two also offering the option to include a bed.

A second shower room is also located on this floor.

Solihull Council - Tax Band D





OUTSIDE & LOCATION

Situated on a quiet sul-de-sac this property offers an idyllic setting for families seeking both serenity and top-notch education.

Driveway to the front of the property provides parking.

To the rear of the property is a well maintained 100ft private garden, being mainly laid to lawn with patio area.



MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 83%

Vodafone - 76%

3 - 83%

O2 - 75%

Broadband Availability -

Openreach, CityFibre, Virgin Media

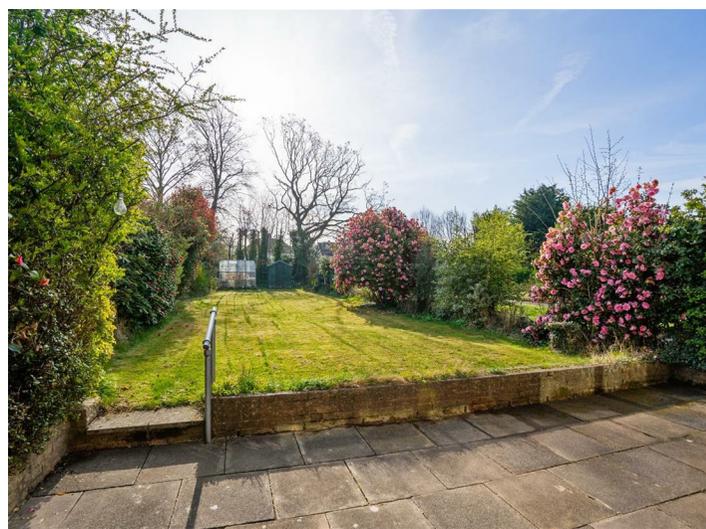
Broadband Type

Standard 9 Mbps (Highest available download speed) 0.9 Mbps (Highest available upload speed)

Superfast 68 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)

Ultrafast 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

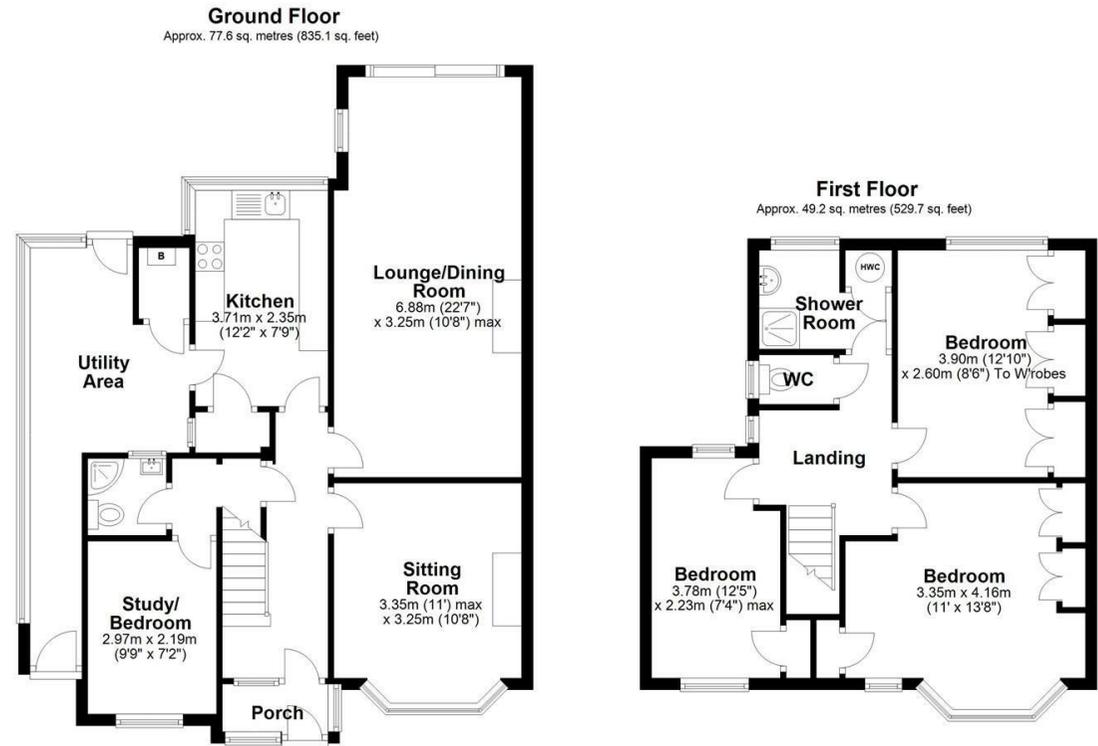
Low Flood Risk



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

- Well Presented Four Bedroom Semi Detached House
- Downstairs Bedroom & Shower Room
- Two Reception Rooms
- Recently Fitted Kitchen
- Side Lobby Offering Plenty Of Storage
- Fitted Storage In Two Bedrooms
- Offered Unfurnished
- Holding Deposit - £391.00
- Security Deposit - £1955.76
- Available End Of May



Total area: approx. 126.8 sq. metres (1364.8 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.
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