



**DM&Co.**  
— SALES & LETTINGS —

21 Blythsford Road  
B28 0UP

This BRAND NEW, Never Lived In 5-Bedroom Family Home In Hall Green Is Available NOW With Flexible Furnishings.



## DETAILS

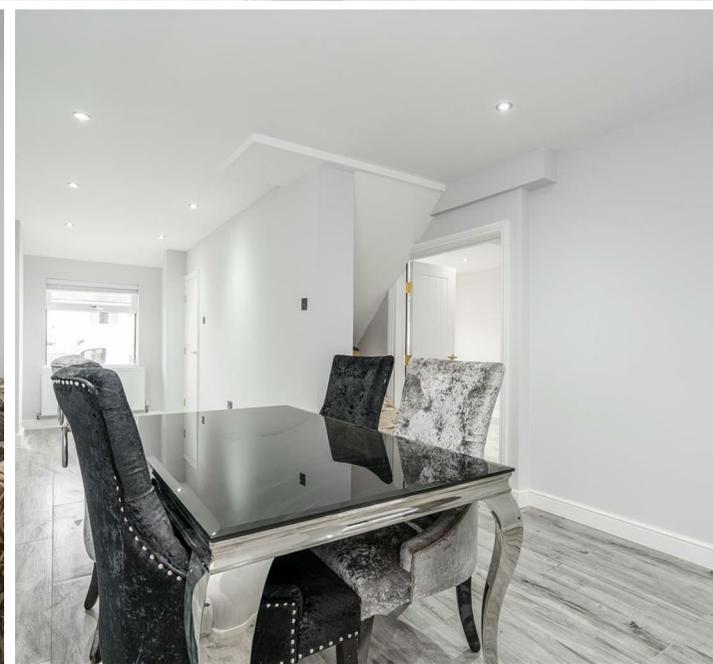
This spacious 5-bedroom home in Hall Green is available for immediate occupancy with flexible furnishings.

This property boasts two spacious reception rooms, guest WC & a modern kitchen equipped with an integrated electric oven, gas hob & washing machine.

On the first floor, there are three generously sized double bedrooms, a single bedroom & modern four-piece family bathroom.

Additionally, the loft has been thoughtfully converted to create a fifth bedroom, complete with a luxurious en-suite shower room.

Birmingham Council Tax - Band B



## OUTSIDE & LOCATION

The property is within walking distance of the Stratford Road which offers excellent bus routes to Birmingham City Centre, Shirley and Solihull. Local amenities can be found in Shirley with a wider range to be found in Solihull. The M42 is easily accessible with links to the rest of the motorway network plus Birmingham International Airport.

To the front of the property you have a driveway for 2 cars & the rear garden has a patio area & two lawned areas.

Furthermore, a single garage is accessible from a separate slip road.



## MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 88%

Vodafone - 82%

3 - 87%

O2 - 70%

Broadband Availability -

Openreach, Virgin Media

Broadband Type

Standard 16 Mbps (Highest available download speed) 1

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

- Fully Renovated 5-Bedroom House
- Two Spacious Reception Rooms
- Separate Modern Kitchen
- Guest WC
- Four Double Bedrooms & On Single
- Principle Bedroom With En Suite
- Driveway Parking For 2 Cars
- Holding Deposit - £506.00
- Security Deposit - £2532.69
- 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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