



**DM&Co.**  
— SALES & LETTINGS —

33 Cole Valley Road  
B28 0DD

A Well Presented Three Bedroom Semi Detached House. Offered On An Unfurnished Basis & Available To Move Into NOW!



## DETAILS

This well presented three bedroom semi detached house is offered on an unfurnished basis and is available to move NOW!

Upon entry you are welcomed into the entrance hallway with stairs rising to the first floor and doors leading into the front and rear receptions rooms both with feature fires. The kitchen has wall mounted cupboards and base units with worksurfaces over, a new electric oven and washing machine. The entrance hallway gives access to an under stairs pantry which has electric point and can house a fridge/freezer.

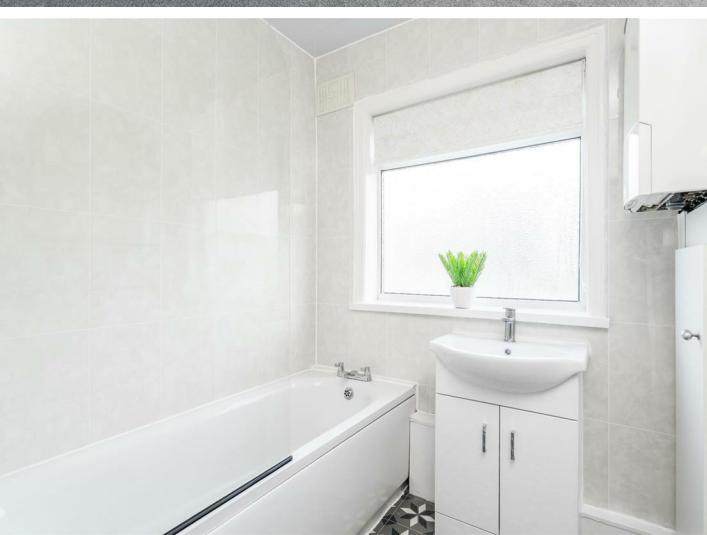
To the first floor are three bedrooms, two doubles and one single. The family bathroom has bath with shower overhead and wash hand basin, there is also a separate wc.

Birmingham City Council - Tax Band C

## OUTSIDE & LOCATION

Driveway to the front provides ample parking.

To the rear of the property is a good size rear garden, being mainly laid to lawn with patio area.



## MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 87%

Vodafone - 84%

3 - 85%

O2 - 72%

Broadband Availability -

Openreach, Virgin Media

Broadband Type

Standard 24 Mbps (Highest available download speed) 5 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

- Three Bedroom Semi Detached House
- Two Reception Rooms
- Neutrally Decorated Throughout
- Newley Fitted Kitchen
- Family Bathroom & Separate WC
- Walking Distance To Yardley Wood Train Station
- Offered Unfurnished
- Holding Deposit - £311.00
- Security Deposit - £1557.69
- Available NOW

## VIEWING

Book a viewing with Sole Agents DM & Co.

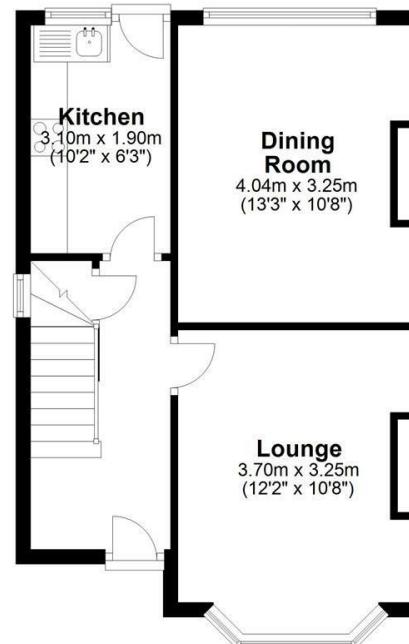
Premium by phone or email:

0121 775 0101

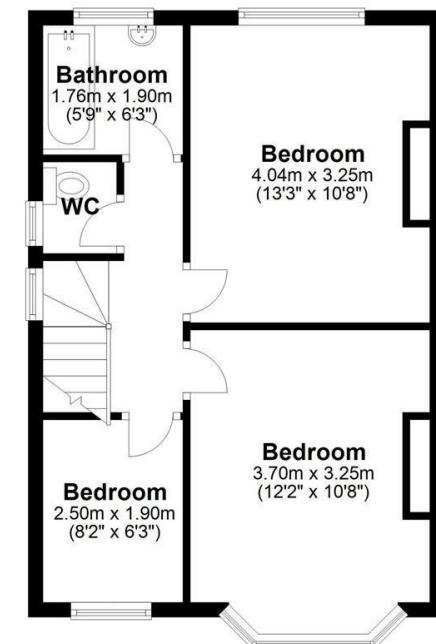
lettings@dmandcohomes.co.uk

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**Ground Floor**  
Approx. 40.0 sq. metres (430.5 sq. feet)



**First Floor**  
Approx. 41.5 sq. metres (446.9 sq. feet)



Total area: approx. 81.5 sq. metres (877.3 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		87
(69-80)	C		
(55-68)	D		64
(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 <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			
England & Wales		EU Directive 2002/91/EC	