



Apartment 32, 2094, City  
Green Block B Coventry  
Road  
B26 3YY

This Beautifully Presented 2-Bedroom  
Apartment With Excellent Transport Links Is  
Available To Move Into From The 6th February  
On An Unfurnished Basis.



## DETAILS

This pristine 2-bedroom apartment in the popular City Green development is available to move into on the 6th of February on an unfurnished basis.

Residents are welcomed by a well-maintained communal entrance with convenient lift access to all floors.

Inside, the apartment boasts a spacious open-plan layout combining the living, dining, and kitchen areas. The modern kitchen is fully equipped with integrated white goods, including a dishwasher, washer/dryer, fridge freezer, and electric hob with oven.

The generously sized bedroom provides ample space for additional bedroom furniture, making it a comfortable and versatile living space.

The sleek shower room features a large walk-in shower cubicle, WC, and wash hand basin.

Additional benefits include electric heating throughout and impressive large windows that flood the apartment with natural light.

Birmingham Council Tax - Band A

## OUTSIDE

This property has excellent transport links into Coventry & Birmingham.

Permitted parking for one vehicle and access to beautifully maintained communal gardens.

## VIEWINGS

At short notice with DM & Co. Homes on 0121 775 0101 or by email [lettings@dmandcohomes.co.uk](mailto:lettings@dmandcohomes.co.uk)



## MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 86%

Vodafone - 79%

3 - 79%

O2 - 69%

Broadband Availability -

Openreach

Broadband Type

Standard 21 Mbps (Highest available download speed) 1

Mbps (Highest available upload speed)

Ultrafast 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Very 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

- Pristine 2-Bedroom Apartment
- Open Plan Kitchen/Living Area
- Two Double Bedrooms
- Main Bedroom With En Suite Shower Room
- Modern Family Bathroom
- Allocated Parking For One Car
- Excellent Transport Links To Birmingham & Coventry
- Holding Deposit - £271.00
- Security Deposit - £1355.76
- Available Start Of February 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			
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	