



DM&Co.
— SALES & LETTINGS —

**Arbour Tree Lane
Chadwick End B93 0BA**

A Fantastic Opportunity To Move Into This Modern Three Bedroom Property In Tranquil Surroundings. Offered Furnished & With Bills Included, This Property Is Available To Move Into Immediately.



DETAILS

A fantastic opportunity to move into this modern and stylish three bedroom property. Offered on an initial 6 month tenancy on a furnished basis.

Upon entry you are welcomed into the open plan living and kitchen area. The kitchen has fitted appliances to include fridge/freezer, oven with electric hob, dishwasher, washer dryer and microwave. The lounge area has doors opening up to the outside patio and with high ceilings and skylight roof windows letting in plenty of natural light. Loft stairs lead up from the ground floor to a double bedroom which has eaves storage. Inner hallway leads from the lounge giving access to two bedrooms, one double room and one single room both boasting fitted wardrobes. Accessed via the hallway is a modern shower room. Additional the property boasts storage cupboards.

The monthly rent of the property will include electric, water and council tax. A regular gardener is also included within the tenancy,

OUTSIDE

This property is set in a rural location which offers stunning local walking routes.

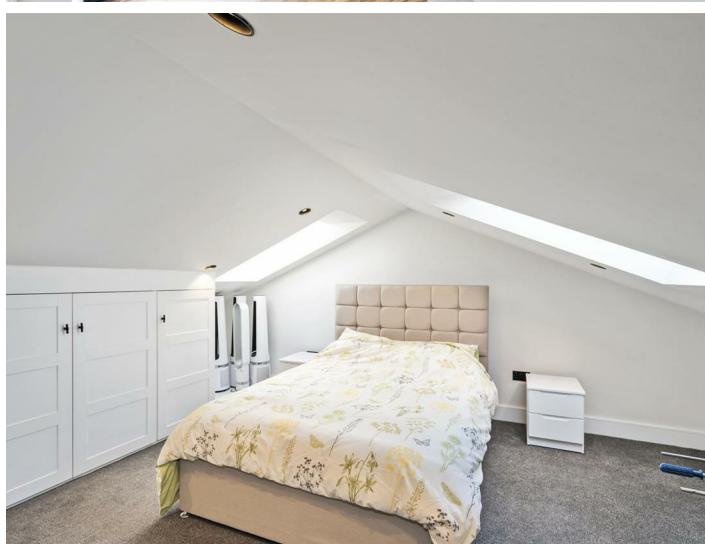
Despite this rural setting, Lapworth Train Station is within a short drive & goes directly to Solihull Town Centre & Birmingham City Centre.

Accessed from the lounge and downstairs double bedroom is a private patio area, which offers some fantastic views.

There is also parking to the front of the property and space for two vehicles.

VIEWINGS

At short notice with DM & Co. Homes on 0121 775 0101 or by email lettings@dmcohomes.co.uk



MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 82%

Vodafone - 78%

Three - 76%

O2 - 74%

Broadband Availability -

Openreach

Broadband Type

Standard 16 Mbps (Highest available download speed) 10

Mbps (Highest available upload speed)

Very Low Flood Risk

OTHER SERVICES

DM & Co are pleased to offer the following services:-

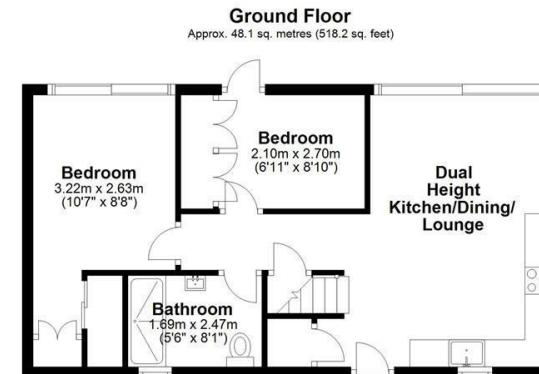
Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101.

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

- Modern Three Bedroom Property That Exudes Charm And Tranquility.
- Kitchen With Fitted Appliances
- Initial 6 Month Tenancy
- Parking For Two Cars
- Private Rear Patio Offering Countryside Views
- Monthly Rental Including Bills & Gardener
- Offered Furnished
- Holding Deposit - £461.00
- Security Deposit - £2307.69
- Available Immediately



Total area: approx. 74.1 sq. metres (797.9 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.

Premium by phone or email:

0121 775 0101

lettings@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	