



**DM&Co.**  
SALES & LETTINGS

12 Beasley Road  
CV7 8WG

This Beautifully Presented 2-Bedroom  
NEW BUILD Home Is Available To Move  
Into Immediately On An Unfurnished Basis.



## DETAILS

A brand new, never lived in two-bedroom semi-detached home, offered unfurnished and available now.

The property features a bright and modern open plan kitchen/living area, complete with integrated appliances including a washing machine, tumble dryer, dishwasher, fridge freezer and gas hob with oven. Patio doors open out onto a mainly lawned rear garden, ideal for outdoor enjoyment. The ground floor also benefits from a guest W.C. and useful storage/cloakroom.

To the first floor are two well-proportioned double bedrooms, with the principal bedroom enjoying the benefit of a private ensuite. The family bathroom is finished to a contemporary standard and comprises a bath with overhead shower, W.C. and wash hand basin.

Further benefits include private driveway parking.

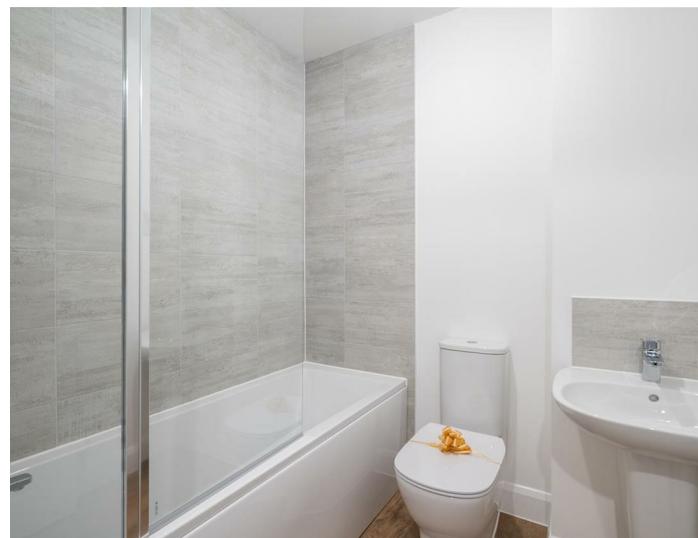
Council Tax Band – TBC

## LOCATION

The property sits in a quiet residential area on the outskirts of Coventry, offering a pleasant balance of suburban living with excellent convenience. The location provides easy access to the M6 motorway network, local amenities and shops, with Coventry city centre and surrounding areas readily accessible by car and public transport.

## VIEWINGS

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



## MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - TBC%

Vodafone - TBC%

3 - TBC%

O2 - TBC%

Broadband Availability -

TBC

Broadband Type

Standard TBC Mbps (Highest available download speed)

TBC Mbps (Highest available upload speed)

Superfast TBC Mbps (Highest available download speed)

TBC Mbps (Highest available upload speed)

Ultrafast TBC Mbps(Highest available download speed) TBC

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

- Brand New Two Bedroom Semi-Detached Home
- Open Plan Kitchen Living Area With Integrated Appliances
- Two Double Bedrooms Including Ensuite To Principal Bedroom
- Modern Family Bathroom Plus Ground Floor Guest W.C.
- Private Driveway Parking And Rear Lawned Garden
- Quiet Residential Location With Excellent Transport Links
- Holding Deposit - £276.00
- Security Deposit - £1,380.25
- Offered Unfurnished
- Available Now

## 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	90	90
(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		