



**DM&Co.**  
— SALES & LETTINGS —

Princes Way  
B91 3HX

Beautifully Presented Two-Bedroom Apartment  
With Single Garage. A Stones Throw Away From  
Touchwood Shopping Centre & Solihull Train  
Station. Available NOW On An Unfurnished Basis.



## DETAILS

This beautiful first-floor 2-bedroom apartment is available to move into immediately on an unfurnished basis.

To gain entry to the premises, you pass through a secure communal entrance

Upon entering the property, you are welcomed by a spacious hallway providing access to a double bedroom and a modern family bathroom.

You then have a further double bedroom which boasts a modern en suite shower room & sliding doors out to a private balcony area.

At the bottom of the hallway you have a fitted kitchen with integrated dishwasher & space for a fridge/freezer, washing machine & dryer & an open plan living area with further access to the outdoor balcony area.

Solihull Council Tax - Band E

## OUTSIDE & LOCATION

You cant get a better location than this!

Located within walking distance to Solihull Town Centre, known for its vibrant community, excellent shopping, dining options and easy access to public transport.

Parking is available in a communal car park & there is also access to a single garage.

This property boasts a private outdoor balcony area, access by either the main bedroom or living area.





## MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 82%

Vodafone - 77%

3 - 84%

O2 - 80%

Broadband Availability -

Openreach, CityFibre, Virgin Media

Broadband Type

Standard 17 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 1000 Mbps (Highest available download speed)

1000 Mbps (Highest available upload speed)

Low Flood Risk

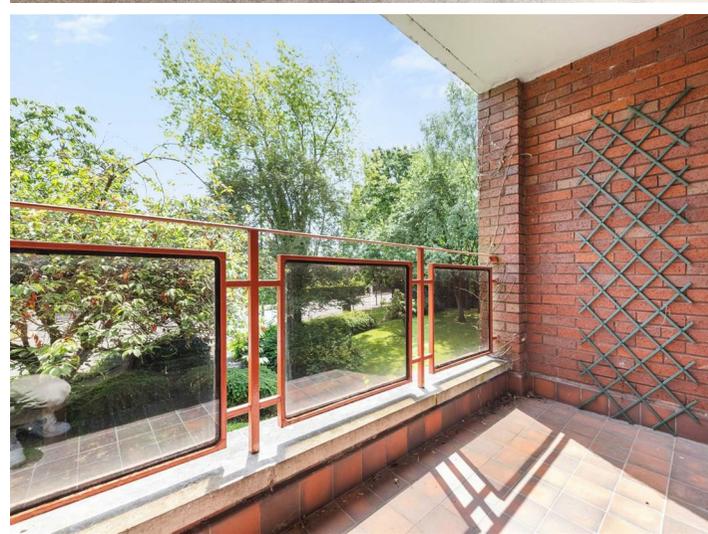


## OTHER SERVICES

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

- Two Double Bedroom First Floor Apartment
- Secure Communal Entrance
- Main Bedroom With Wardrobes & Modern En Suite
- Open Plan Living/Dining Area
- Located Within Walking Distance To Solihull Town Centre
- Comunal Parking & Garage
- Private Outdoor Balcony
- Holding Deposit - £321.00
- Security Deposit - £1609.61
- Available NOW

## VIEWING

Book a viewing with Sole Agents DM & Co.  
Premium by phone or email:

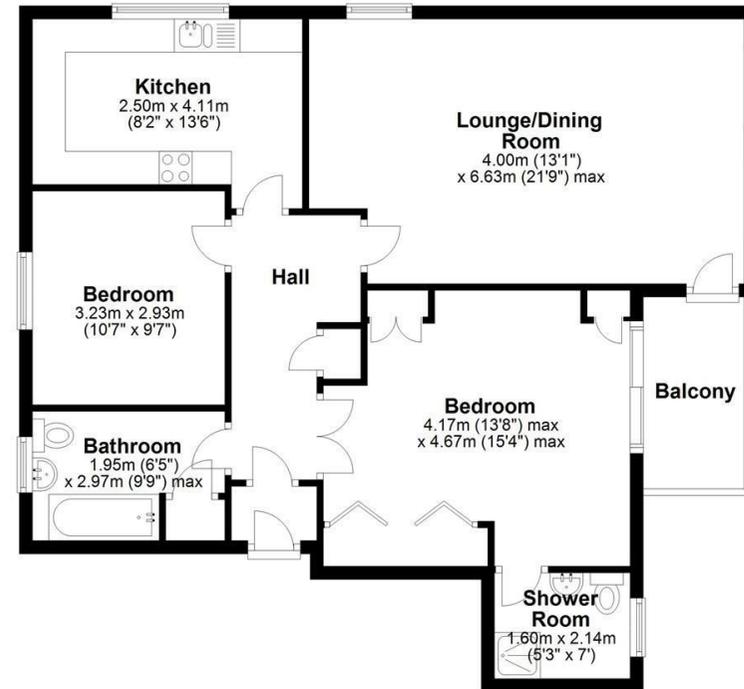
📞 0121 775 0101

@ [lettings@dmandcohomes.co.uk](mailto:lettings@dmandcohomes.co.uk)

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### Floor Plan

Approx. 84.0 sq. metres (903.7 sq. feet)



Total area: approx. 84.0 sq. metres (903.7 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			
(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	