



**DM&Co.**  
— SALES & LETTINGS —

3A Beechnut Lane  
B91 2NN

This Sizeable Four Bedroom Family Home is Offered on an Unfurnished Basis & Available from the 25th April 2024!





## DETAILS

This spacious four-bedroom family home is offered on an unfurnished basis & is available from the 25th April 2024, offering short term tenancies if required!

This home comprises of; welcoming entrance hallway, breakfast kitchen with white goods with connecting utility room. Boasting two large reception rooms with downstairs study & W.C. The conservatory to the rear has patio doors leading to the part paved & lawn private rear garden.

To the first floor is three double bedrooms, two with en suites & all with built in wardrobes. The fourth is a good-sized single room with storage & the modern fitted bathroom includes bath, separate shower, W.C & hand basin.

Council Tax - Solihull Band G



## OUTSIDE

Gated property with driveway for multiple cars.

Rear garden is partly paved & mainly lawn.

This home is situated on a fabulous & sought after cul-de-sac & is within walking distance of Solihull Town Centre.

## VIEWINGS

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





## 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

- Four Bedroom Spacious Home
- Walking Distance to Solihull Town Centre
- Gated Home & Private Rear Garden
- Two Bedrooms with En Suites
- Short Drive to Birmingham International Airport & Train Station
- Large Garage, Perfect for Additional Storage
- Offered Unfurnished
- Holding Deposit - £634.00
- Security Deposit - £3173.07
- Available From The 25th April 2024.



Total area: approx. 234.0 sq. metres (2518.7 sq. feet)

Please note this plan is for illustration purposes only. This is not intended to be a measured survey or comply with RICS guidelines. All measurements are for the actual floor area and are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanIt.

# 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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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			
EU Directive 2002/91/EC		70	78

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			
EU Directive 2002/91/EC			