



**DM&Co.**  
— SALES & LETTINGS —

3 Belle Vue Terrace  
Hampton-In-Arden B92  
0AR

A Charming Well Presented Three Bedroom Terrace Available To Move Into From 10th May 2024. Can Be Offered With Furnishings By Way Of Further Negotiation.



## DETAILS

A charming three bedroom mid terrace property which can be offered with furnishings by way of further negotiation. Available to move into from the 10th May 2024.

As you enter the hallway, the lounge is to the left, which is a spacious room flooded with natural light from the large bay window. The feature fireplace with wood surround is a focal point, with alcoves either side perfect for housing furniture or to add storage if so desired. The combination of the elegant décor with the painted floor boards, provides the ideal space for relaxing and entertaining. The large dining kitchen is to the rear, with exposed brickwork and an array of cupboards, including cooker with hob, fridge/freezer, washing machine & dishwasher, and a useful under-stair cupboard doubling as a pantry. The rear porch provides a useful utility area and access to the rear courtyard.

To the first floor there are three double bedrooms, with the smallest benefiting from built-in wardrobes, all complemented by a modern family bathroom.

Solihull Council - Tax Band D



## OUTSIDE

The property is set behind a small garden, with a gravelled area perfect for a bistro table and chairs. To the rear is a courtyard, with two brick built storage sheds, also providing right of way for other properties in the terrace.

Parking is available on road.



## 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

- Well Presented Three Bedroom Mid Terrace House
- Central Village Location
- Tastefully Decorated Thoughtout
- Courtyard With Brick Built Storage Sheds
- Dining Kitchen & Utility Area
- Off Road Parking On A Separate Garden Plot
- Can Be Offered With Furnishings By Way Of Further Negotiation
- Holding Deposit - £346.00
- Security Deposit - £1730.76
- Available From 10th May 2024

## SIZE

Total - 836.80 sq ft

## VIEWING

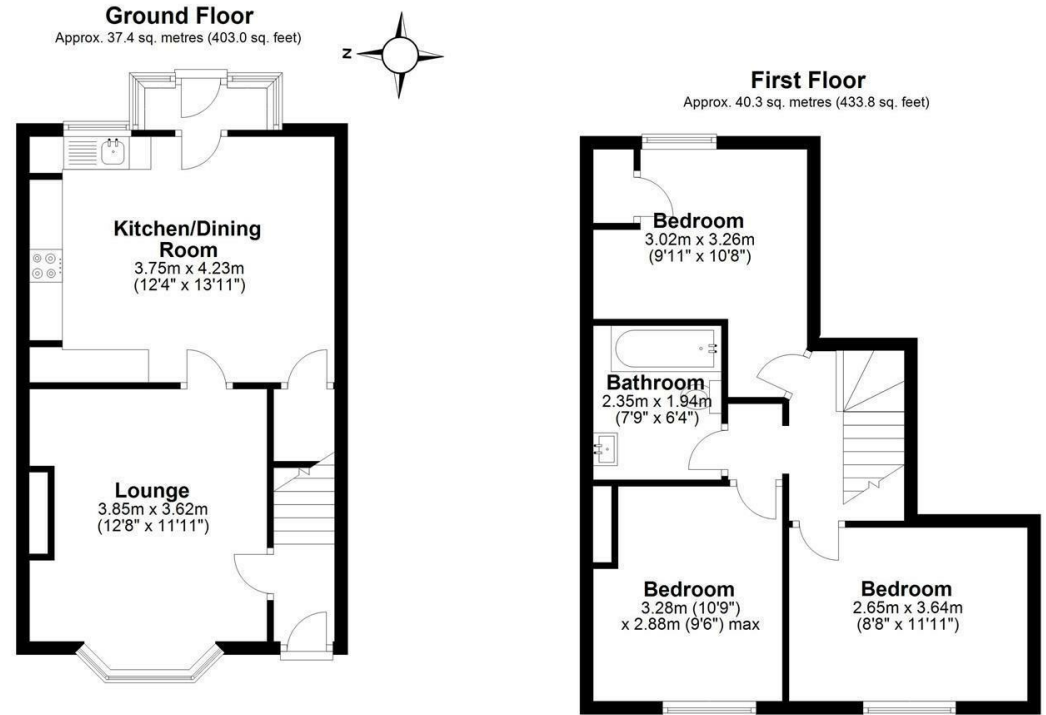
Book a viewing with Sole Agents DM & Co.

Premium by phone or email:

📞 0121 775 0101

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

Agents Note: Whilst every care has been taken to prepare these salesparticulars, 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



Total area: approx. 77.7 sq. metres (836.8 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			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(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	