



DM&Co.
— SALES & LETTINGS —

Front Meadow Church
Lane
Lapworth B94 5NU

Beautiful 3-Bedroom Annex With Stunning Views.
Offered With Bills Included & Can Be Offered Part
Furnished By Further Way Of Negotiations. This Property
Will Be Available To Move Into Mid April.



DETAILS

We have this beautiful 3-bedroom annex which is available to move into mid April & can be offered part furnished by further way of negotiations.

Upon entering, you'll find a welcoming hallway featuring storage and utility cupboards equipped with a washing machine and dryer. Further along, there's a double bedroom and a separate family bathroom, comprising a bathtub, WC, hand basin, and wet room shower.

Moving into the living area, sliding double doors reveal breath-taking views.

This space combines an open-plan kitchen/living area, featuring integrated appliances such as a fridge/freezer, electric hob, oven, and microwave.

Upstairs, there are two double bedrooms, each with built-in storage, along with another family bathroom.

Tenant responsibilities for bills include broadband, telephone, satellite/cable television and television license.



VIEWINGS

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



OUTSIDE

Parking is conveniently located at the front of the property on the driveway.

Access to the rear garden is facilitated through sliding doors and a side door in the kitchen.

Enjoy a private patio area furnished with garden furniture and boasting stunning views overlooking the fields.

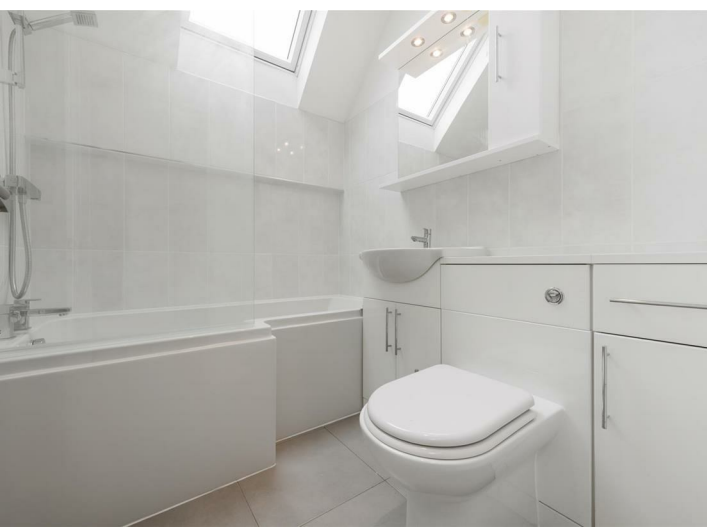


OTHER SERVICES

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.

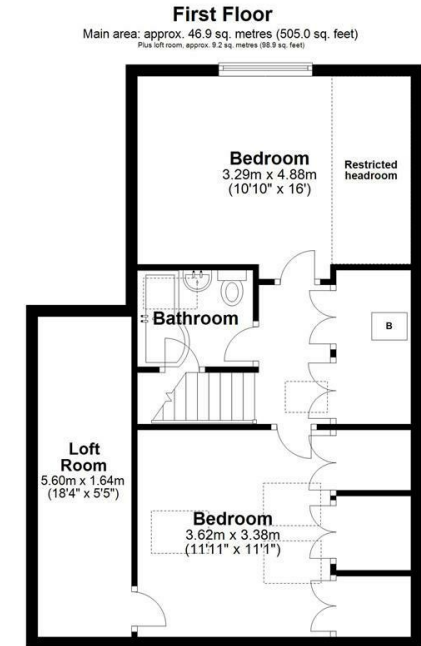
Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.



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

- Beautiful 3-Bedroom Annex
- Breath-Taking Rear Garden Views
- Two Modern Bathrooms
- Open Plan Kitchen/Living Area
- Intergrated Appliances
- Ample Storage Throughout
- Can Be Offered Part Furnished
- Holding Deposit - £409.00
- Security Deposit - £2048.07
- Available Mid April



Main area: Approx. 115.3 sq. metres (1241.6 sq. feet)
Plus loft room, approx. 9.2 sq. metres (98.9 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

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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			
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	