



DM&Co.
— SALES & LETTINGS —

20 Perrywood Way
CV34 8DS

Fabulous 2-Bedroom Modern End Terrace House,
Walking Distance From Brilliant Public Transport
Links & Local Amenities. Available Mid May On An
Unfurnished Basis.



DETAILS

This contemporary two-bedroom house will be ready for occupancy in mid-May and comes unfurnished.

Upon entry, you have a large porch which is big enough to accommodate a shoe rack & coat hanger.

Adjacent to the porch you have a spacious downstairs WC.

Moving from the porch, you step into a spacious kitchen-living area equipped with integrated appliances including a fridge/freezer, dishwasher, washing machine, and electric hob and oven.

Upstairs, you'll find two double bedrooms, one of which features an en suite shower room, alongside a modern family bathroom.

Warwick Council - Tax Band C



OUTSIDE

To the front of the property you have off-road parking for two cars & side access to the garden.

The rear garden is low-maintenance, comprising both a patio area and a grassy section.

VIEWINGS

At short notice with DM & Co. Homes on
0121 775 0101 or by email
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

- Two-Bedroom End Terrace House
- Main Bedroom With En Suite Shower Room
- Walking Distance To A Local Retail Park
- Open Plan Living Area
- Downstairs WC
- 5 Minute Drive To Leamington Spa Train Station
- Driveway Parking For Two Cars
- Holding Deposit - £311.00
- Security Deposit - £1557.69
- Available Mid May

SIZE

Total - 707.1 Sq Feet

VIEWING

Book a viewing with Sole Agents DM & Co.

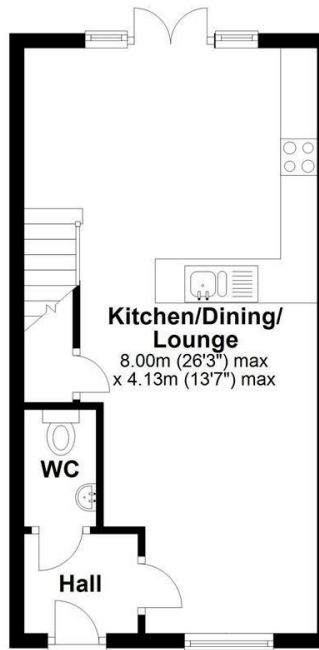
Premium by phone or email:

📞 0121 775 0101

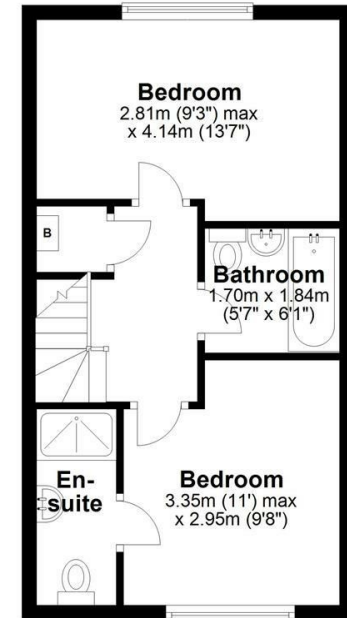
@ lettings@dmandcohomes.co.uk

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.

Ground Floor
Approx. 32.4 sq. metres (349.3 sq. feet)



First Floor
Approx. 33.2 sq. metres (357.8 sq. feet)



Total area: approx. 65.7 sq. metres (707.1 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			97
(92 plus) A			
(81-91) B		83	
(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	