DM&Co.
SALES & LETTINGS

44 Rock Road
B92 7LD

An Immaculate Three Bedroom Semi Detached Home in the Heart of Solihull – Available Immediately & Offered Unfurnished

DETAILS

A beautifully presented three-bedroom semi-detached home in the sought-after area of Solihull, available immediately and offered unfurnished. This stunning property has been fully renovated throughout with brand-new fittings, fixtures, and finishes.

On the ground floor, the home features a welcoming porch, a bright front living room, and a spacious open-plan kitchen/family room—perfect for modern living and entertaining. The stylish kitchen is equipped with a washing machine, dishwasher, fridge freezer, oven and hob, and a central island with space for bar stools. Bi-fold doors open onto a landscaped, low-maintenance rear garden, seamlessly blending indoor and outdoor space. A convenient downstairs WC completes the ground floor.

Upstairs offers two generously sized double bedrooms and a third single bedroom, ideal as a child's room, guest space, or home office. The modern family bathroom includes a WC, wash hand basin, and a bath with an overhead shower.
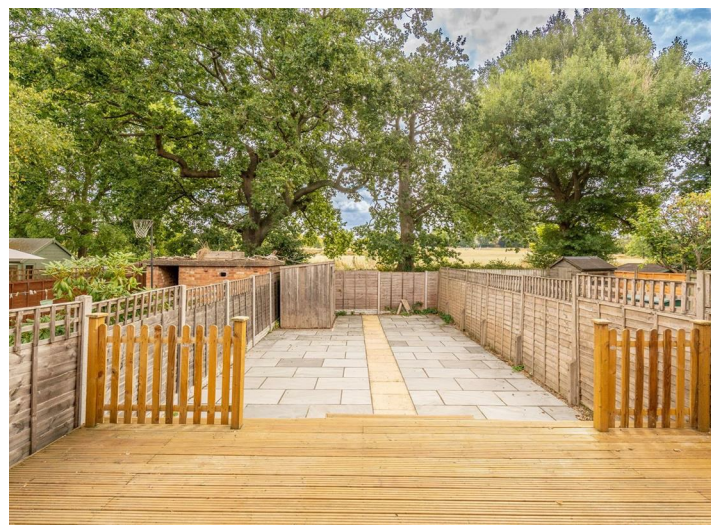
This immaculate property is ideal for professionals or families looking for a high-quality rental home in a desirable location.

Solihull Council - Tax Band C

VIEWINGS

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

OUTSIDE

Outside, the property benefits from a private driveway with parking for two cars. The landscaped rear garden features newly laid decking and paving, ideal for low-maintenance outdoor living. Additional highlights include a garden shed, outdoor electric point, and water tap for added convenience. The garden enjoys uninterrupted views over the local park, offering a peaceful and scenic outlook. Ideally located within walking distance to public transport links and just a short journey to Olton Train Station, making commuting easy and accessible.

GENERAL INFORMATION

Mobile Coverage In Your Area - EE, Vodafone, Three, O2

Broadband Coverage In Your Area - Openreach, Sky

Basic - 14 Mbps
Superfast - 80 Mbps
Ultrafast - 1800 Mbps

Agents Note: Whilst every care has been taken to prepare these salesparticulars, they are for guidance purposes only. All measurements areapproximate are for general guidance purposes only and whilst every carehas been taken to ensure their accuracy, they should not be relied upon andpotential buyers are advised to recheck the measurements

FEATURES

- Fully Renovated Three Bedroom Semi-Detached Home
- Spacious Open Plan Kitchen/Family Room With Integrated Appliances And Kitchen Island
- Bi-Fold Doors Leading To Landscaped Rear Garden With Decking And Paving
- Private Driveway With Parking For Two Cars
- Modern Bathroom And Downstairs WC
- Uninterrupted Rear Views Over Local Park, Walking Distance To Transport And Olton Station
- Holding Deposit - Ł346.00
- Security Deposit - Ł1730.76
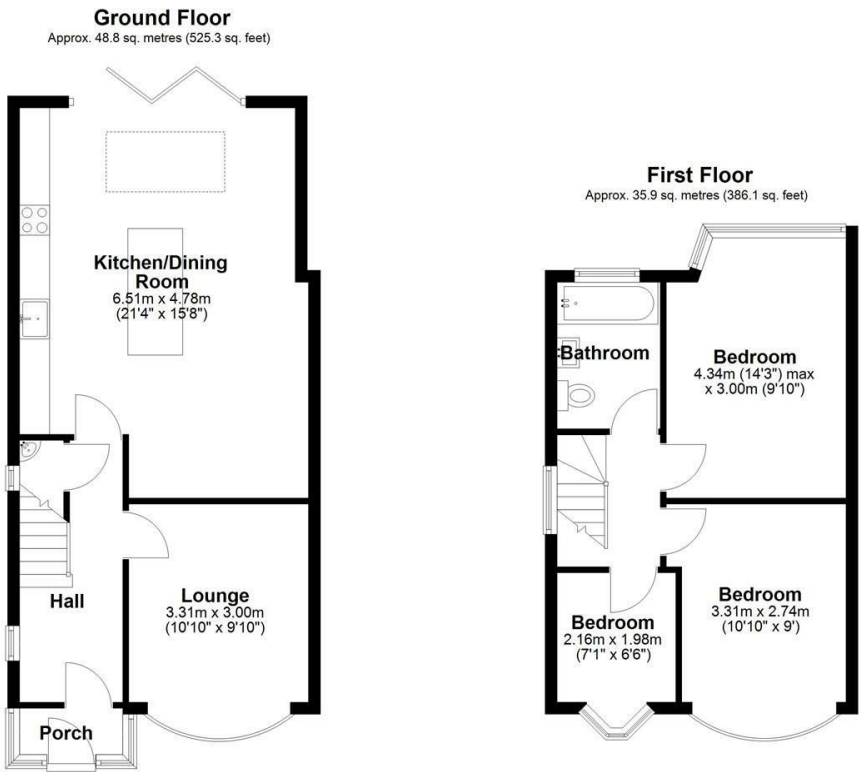- Unfurnished
- Available Now

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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Ground Floor
Approx. 48.8 sq. metres (525.3 sq. feet)

Kitchen/Dining Room
6.51m x 4.78m
(21'4" x 15'8")

Lounge
3.31m x 3.00m
(10'10" x 9'10")

Hall

Porch

First Floor
Approx. 35.9 sq. metres (386.1 sq. feet)

Bathroom

Bedroom
4.34m (14'3") max
x 3.00m (9'10")

Bedroom
2.16m x 1.98m
(7'1" x 6'6")

Bedroom
3.31m x 2.74m
(10'10" x 9')

Total area: approx. 84.7 sq. metres (911.4 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		83
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC