



DM&Co.
— SALES & LETTINGS —

346 Station Road
Knowle B93 0ET

This Beautifully Presented 2-Bedroom First Floor Apartment Is Within Walking Distance To Dorridge Train Station & Knowle High Street. Available Now On An Unfurnished Basis.



DETAILS

This beautifully presented first-floor apartment is available immediately on an unfurnished basis.

The property is accessed via a secure communal entrance.

Once inside, you are welcomed by a spacious hallway with useful built-in storage.

The hallway leads through to a bright and airy living area with impressive high ceilings, along with a separate kitchen fitted with integrated white goods.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a stylish en-suite, in addition to a modern family bathroom.

Solihull Council Tax Band: E



OUTSIDE & LOCATION

The property further benefits from two allocated parking spaces and access to beautifully maintained communal gardens.



MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 85%

Vodafone - 80%

3 - 77%

O2 - 83%

Broadband Availability -

Openreach & Virgin Media

Broadband Type

Standard 18 Mbps (Highest available download speed)

1 Mbps (Highest available upload speed)

Superfast 80 Mbps (Highest available download speed)

20 Mbps Good (Highest available upload speed)

Ultrafast 5500 Mbps (Highest available download speed)

5500 Mbps (Highest available upload speed)

Low Flood Risk

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

- Luxury 2-Bedroom First Floor Apartment
- Spacious & Airy Living Area
- Kitchen With Integrated Appliances
- Two Double Bedrooms
- Principle Bedroom Benefitting From En Suite
- Maintained Communal Gardens
- Allocated Parking For 2 Cars
- Holding Deposit - £300.00
- Security Deposit - £1500.00
- Available Now On An Unfurnished Basis

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



Total area: approx. 61.2 sq. metres (659.1 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			
(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			
(61-91) 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	