



DM&Co.
— SALES & LETTINGS —

1 Swinford Grove
B93 8TS

An Exceptional Five Bedroom Executive Family Home Offering Stylish Fully Furnished Accommodation, Two Bathrooms & Available From Mid June 2026!



DETAILS

This beautifully presented five bedroom detached family home is tucked away within a quiet cul-de-sac location and will be available to move into from mid June 2026.

Upon entering the property, you are welcomed by a spacious entrance hallway with stairs rising to the first floor and useful under stairs storage.

To the front of the property is a tastefully decorated lounge featuring a charming wood burner, creating a warm and inviting living space.

The impressive kitchen/diner has been thoughtfully designed for modern family living and comes complete with an electric oven, hob, dishwasher, fridge/freezer, wine fridge and a useful pantry cupboard.

Leading from the kitchen is a separate utility room benefitting from a washing machine and tumble dryer.

The ground floor further offers an additional reception room, ideal for use as a home office, study or playroom, alongside a convenient downstairs WC.

To the first floor are five well-proportioned bedrooms, comprising four doubles and one single bedroom. Two of the bedrooms benefit from built-in wardrobes, whilst the principal bedroom also enjoys a modern en-suite shower room.

The family bathroom features a four-piece suite including a bath, separate shower cubicle, WC and wash hand basin.

Further benefits include CCTV security for added peace of mind.

Solihull Council Tax – Band G.





OUTSIDE

Externally, the property benefits from a spacious driveway providing off-road parking for up to three vehicles, in addition to a double garage offering excellent storage or further parking options.

To the rear is a private and well-maintained garden, mainly laid to lawn with a patio area, perfect for outdoor dining, entertaining or family enjoyment.

Ideally situated within the highly sought-after village of Dorridge, the property enjoys easy access to a range of local amenities including cafés, restaurants, supermarkets and highly regarded schools. Dorridge Train Station is also within close proximity, offering convenient links into Birmingham, Solihull and London Marylebone, making this an excellent location for commuters.



MARKETING MATERIAL

Percentage of Mobile Coverage In Your Area -

EE - 85%

Vodafone - 80%

3 - 77%

O2 - 83%

Broadband Availability -

Openreach, CityFibre, Virgin Media

Broadband Type

Standard 9 Mbps (Highest available download speed)

0.9 Mbps (Highest available upload speed)

Superfast 226 Mbps (Highest available download speed)

33 Mbps Good (Highest available upload speed)

Ultrafast 1800 Mbps (Highest available download speed)

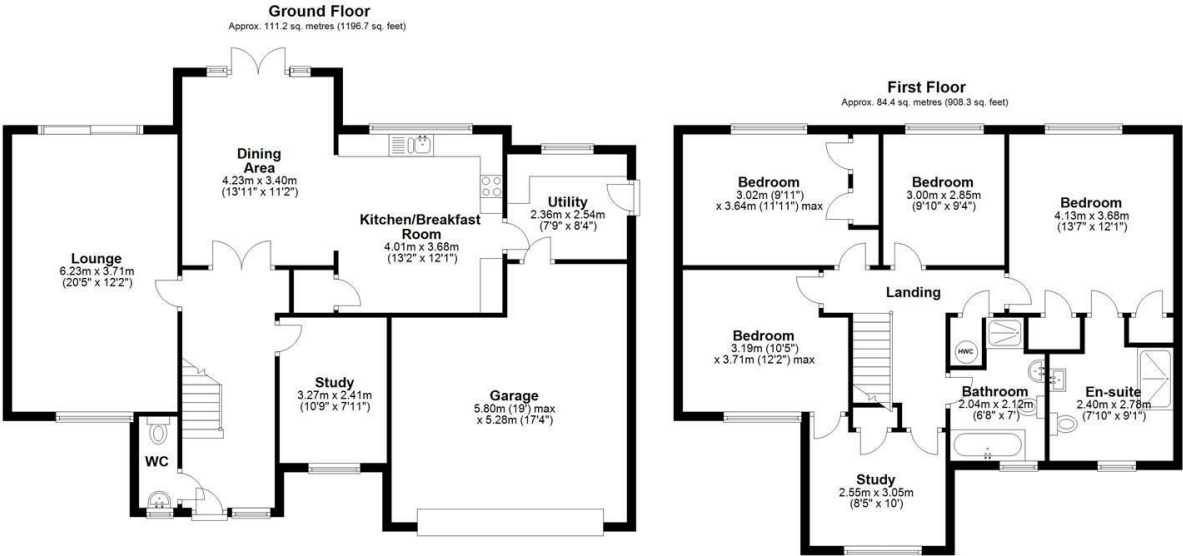
1000 Mbps (Highest available upload speed)

Low Flood Risk



FEATURES

- Executive Five Bedroom Detached House
- Two Reception Rooms
- Spacious Kitchen/Diner
- En-Suite Shower Room To Master Bedroom
- Four Double Bedrooms
- Tastefully Decorated Throughout
- Located In A Quiet Cul-De-Sac
- Holding Deposit - £755.00
- Security Deposit - £3778.84
- Offered Fully Furnished And Available From Mid June 2026



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 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. 195.6 sq. metres (2105.0 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.

