



DM&Co.
— SALES & LETTINGS —

26 Madams Hill Road
Shirley B90 4QQ

This Well Presented Semi Detached House Offers Two Good Size Bedrooms. Offered On An Unfurnished Basis & Available To Move Into From 3rd August 2026!



DETAILS

This well presented two bedroom semi detached house is offered on an unfurnished basis & is available to move into from 3rd August 2026.

Enter this welcoming family home into a generous hallway you are given access through into the spacious through lounge/diner with the modern open plan kitchen adjacent. The kitchen boasts integrated appliances, blending functionality with style. Natural light floods the space, enhancing its homely feel and offering a seamless flow between cooking, dining and lounging areas.

Ascend to the first floor where two well proportioned double bedrooms await, each offering ample space for personalisation. The accommodation is completed with a modern bathroom with separate shower for functionality.

Solihull Council - Tax Band B



OUTSIDE & LOCATION

This property is well located for motorway links, local amenities and well sought after schools.

The rear of the property boasts a large garden, mainly laid to lawn, providing a serene outdoor space for relaxation or family activities. An external store offers additional storage space.

The front driveway adds practicality to this delightful home, catering to parking needs and enhancing its kerb appeal.



MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 86%

Vodafone - 77%

3 - 84%

O2 - 75%

Broadband Availability -

Openreach, CityFibre, Virgin Media

Broadband Type

Standard 5 Mbps (Highest available download speed) 0.7

Mbps (Highest available upload speed)

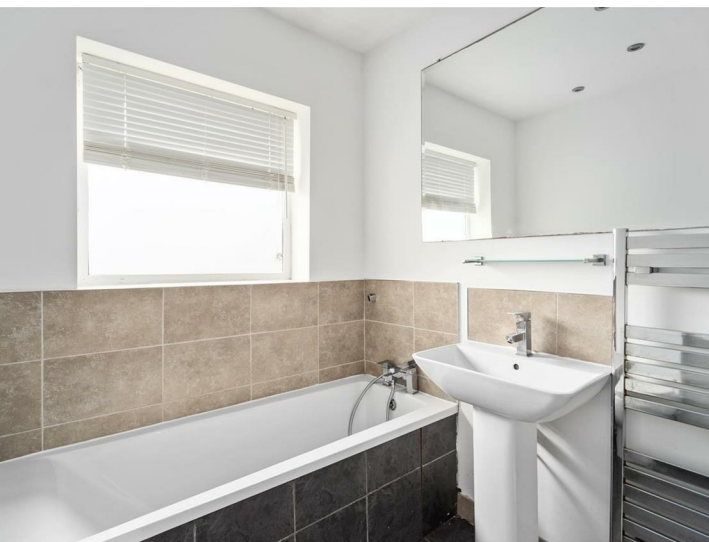
Superfast 69 Mbps (Highest available download speed) 20

Mbps (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.

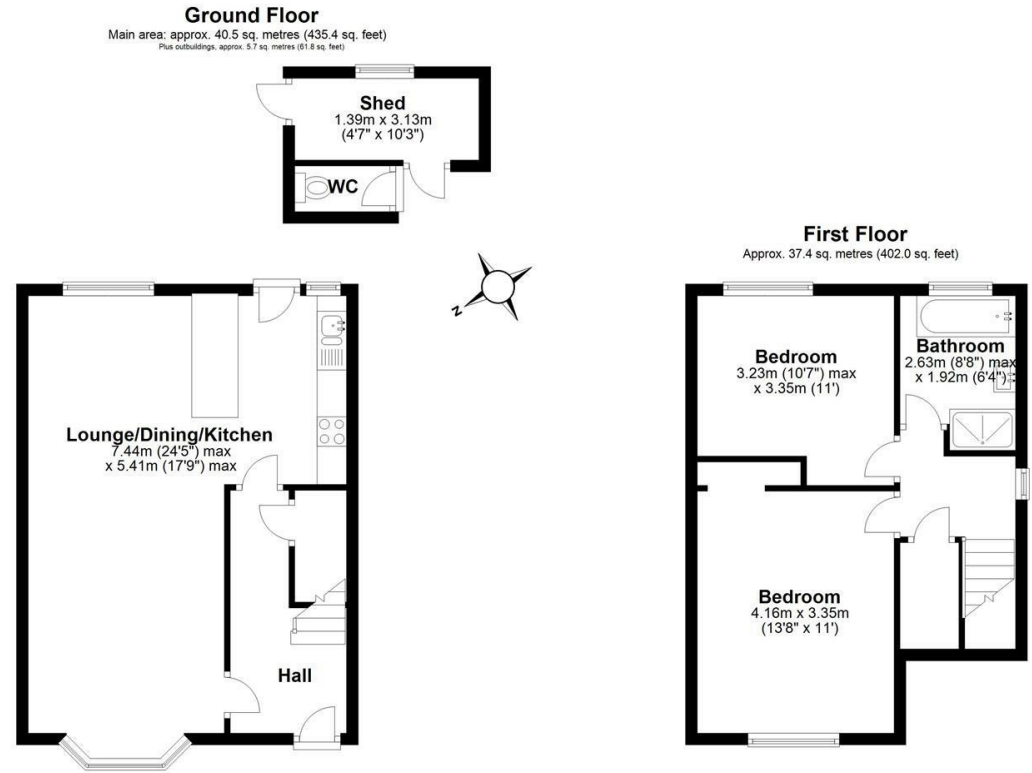
Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.



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

- Two Bedroom Semi- Detached House
- Spacious Lounge/Dining Room
- Open Plan Kitchen
- Integrated Kitchen Appliances
- Modern Four Piece Bathroom
- Driveway To Front
- Located Close To Local Amenities
- Holding Deposit - £288.00
- Security Deposit - £1442.30
- Available From 3rd August On An Unfurnished Basis



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			85
(81-91) B		70	
(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			85
(81-91) B		73	
(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	