



**DM&Co.**  
— SALES & LETTINGS —

1 Milton Close  
Bentley Heath B93 8AH

This First Floor Two-Bedroom Maisonette With Driveway Parking For One Car & Private Rear Garden Is Available From 17th July On An Unfurnished Basis.



## DETAILS

This beautifully presented maisonette is available from 17th July on an unfurnished basis.

Upon entering the property you have a small porch area with stairs leading to the maisonette.

From the landing, you can access a contemporary kitchen/breakfast room, equipped with a washer/dryer, under-counter fridge and freezer, and an electric hob and oven.

Additionally to this you have a spacious living area with a wall-mounted TV, as well as two generously sized double bedrooms, each with built-in wardrobes, and a modern family bathroom.

Solihull Council Tax - Band C



## OUTSIDE & LOCATION

This property is well located within walking distance to Dorridge Village & Train Station.

To the front of the property you have a driveway which can accommodate at least one car.

From the driveway, you have access to the rear garden which is mostly lawn & includes a useful storage shed.



## MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 85%

Vodafone - 80%

3 - 77%

O2 - 83%

Broadband Availability -

Openreach, CityFibre, Virgin Media

Broadband Type

Standard 15 Mbps (Highest available download speed) 1

Mbps (Highest available upload speed)

Superfast 80 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

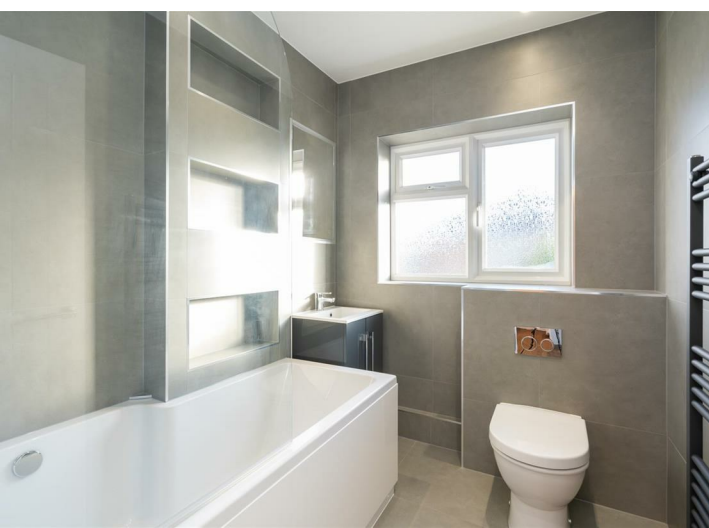


## OTHER SERVICES

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.

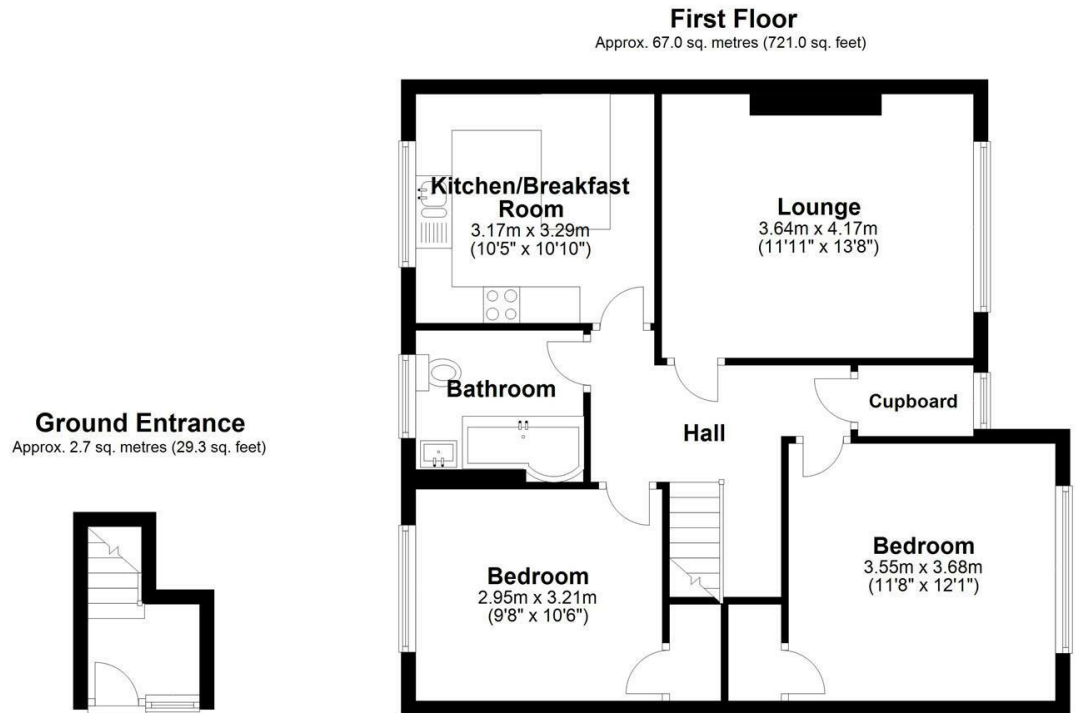
**Mortgage Services:** If you would like advice on the best mortgages available, please contact us on 0121 775 0101.



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

- Beautifully Renovated First Floor Maisonette
- Kitchen/Breakfast Room Complete With White Goods
- Large Lounge With Wall Mounted TV
- Two Double Bedrooms With Built-In-Wardrobes
- Modern Family Bathroom
- Driveway Parking For One Car
- Private Rear Garden With Shed Storage
- Holding Deposit - £288.00
- Security Deposit - £1442.30
- Available From 17th July On An Unfurnished Basis



Total area: approx. 69.7 sq. metres (750.2 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.

## VIEWING

Book a viewing with Sole Agents DM & Co.  
Premium by phone or email:

📞 0121 775 0101

@ [lettings@dmandcohomes.co.uk](mailto:lettings@dmandcohomes.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	