



DM&Co.
— SALES & LETTINGS —

29 Gaddesby Road
B14 7EX

*LET OFF-MARKET - SIMILAR PROPERTIES
REQUIRED* Spacious Two Bedroom Terraced
Home Within Walking Distance Of Kings Heath High
Street. Offered With Flexible Part Furnishings &
Available Now!



DETAILS

This well-presented two-bedroom mid-terraced home is available immediately and offered with flexible part furnishings to suit your needs.

The property features two spacious reception rooms, providing versatile living and dining space, along with an extended modern kitchen complete with white goods. The kitchen offers direct access to the rear garden, making it ideal for both everyday living and entertaining.

Upstairs, you'll find two generous double bedrooms and an exceptionally spacious family bathroom, comprising a separate bath, separate shower, WC and wash hand basin.

Externally, the property benefits from a good-sized rear garden, partly paved and mainly laid to lawn, with a shed providing useful additional storage. On-road parking is available to the front of the property.

Council Tax Band B – Birmingham City Council

OUTSIDE & LOCATION

The property benefits from convenient access to local shops, schools and everyday amenities, with Kings Heath High Street just a short distance away. Excellent transport links nearby provide easy access into Birmingham City Centre and surrounding areas, making it ideal for commuters.



MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 84%

Vodafone - 83%

3 - 84%

O2 - 82%

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 Good (Highest available upload speed)

Ultrafast 1800 Mbps (Highest available download speed)

220 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 Mid Terraced Home
- Two Reception Rooms
- Extended Modern Kitchen With White Goods
- Good Sized Rear Garden
- On Road Parking
- Walking Distance To Kings Heath High Street
- Holding Deposit - £230.00
- Security Deposit - £1153.84
- Offered With Flexible Part Furnishings
- 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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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			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
EU Directive 2002/91/EC			