



DM&Co.
— SALES & LETTINGS —

10 Rising Lane
Knowle B93 0BZ

This Gorgeous 4-Bedroom Family Home Has A Lovely Countryside Feel Whilst Being Within A short Drive From Knowle, Dorridge & Solihull. Available For Immediate Occupancy On An Unfurnished Basis.



DETAILS

This beautifully presented 4-bedroom family home is available NOW on an unfurnished basis.

Downstairs comprises of a small reception room, perfect for a snug, study or playroom, a through spacious through lounge with a feature fireplace, a guest WC & a stunning kitchen/diner with a separate utility room.

To the first floor, there are two double bedrooms, a single bedroom & a modern family bathroom.

To the second floor, there is a double bedroom with an en suite bathroom.

Warwick Council Tax - Band D



OUTSIDE & LOCATION

This property is surrounded by Warwickshire countryside while still offering convenient access to nearby Knowle, Solihull and the wider road network. The area is well known for its rural setting, scenic walks and historic local landmarks, including Baddesley Clinton National Trust nearby.

To the front of the property you have a gravel driveway for 4-5 cars & a small lawned area.

The rear garden is mostly lawn with a small patio area & includes a large secure shed to the rear.



MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 83%

Vodafone - 79%

3 - 78%

O2 - 76%

Broadband Availability -

Openreach

Broadband Type

Standard 8 Mbps (Highest available download speed) 0.9

Mbps (Highest available upload speed)

Superfast 80 Mbps (Highest available download speed) 20

Mbps (Highest available upload speed)

Ultrafast 1800 Mbps (Highest available download speed) 220

Mbps (Highest available upload speed)

Low Flood Risk

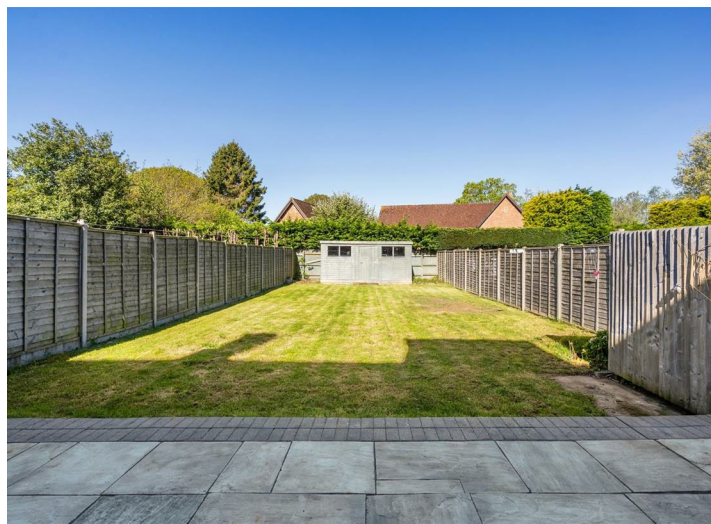
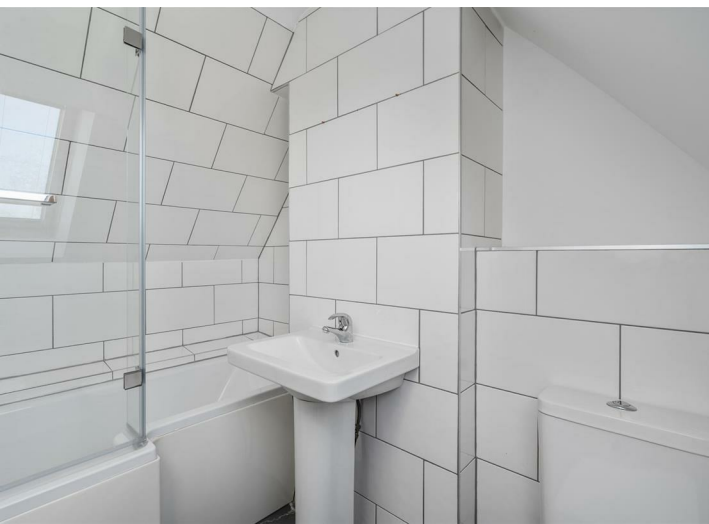


OTHER SERVICES

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.

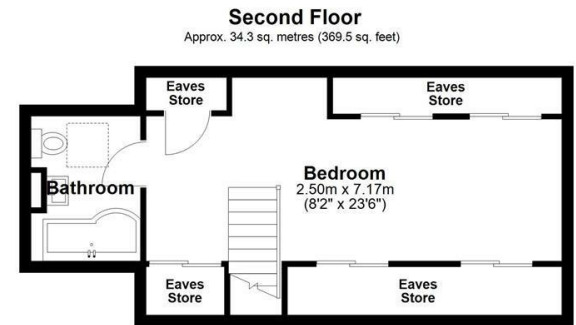
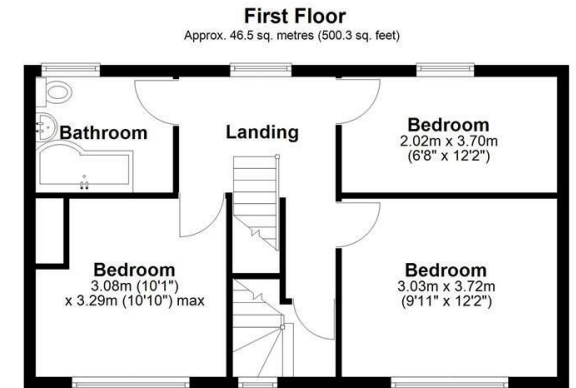
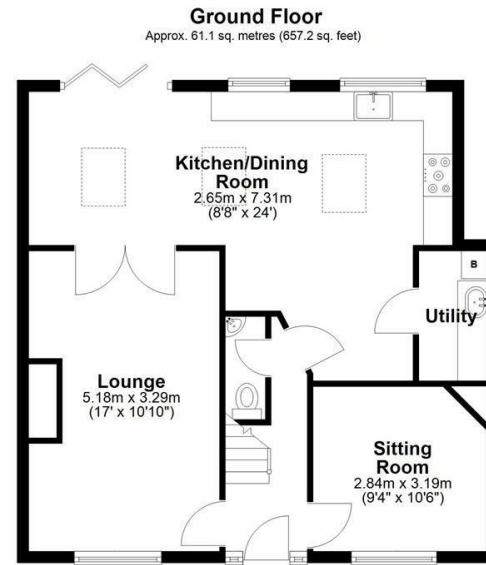
Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.



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

- Beautifully Presented 4-Bedroom Home
- Spacious Lounge With Feature Fireplace
- Modern Open Plan Kitchen/Diner
- Four Spacious Bedrooms
- Top Floor Bedroom With En Suite Bathroom
- Large Garden With Shed To Rear
- Oil Heating
- Holding Deposit - £426.00
- Security Deposit - £2134.61
- Available NOW On An Unfurnished Basis



Total area: approx. 141.9 sq. metres (1527.0 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.

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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