



**DM&Co.**  
— SALES & LETTINGS —

85 Streetsbrook Road  
Shirley B90 3PE

This Generously Extended 5-Bedroom Family Home With Stunning Views Is Available For Immediate Occupancy On An Unfurnished Basis.



## DETAILS

This well-presented 5-bedroom home is available for immediate occupancy on an unfurnished basis.

Entering into the property you are welcomed by a large porch with space for coats & boots, which opens to a large through lounge/diner.

The fitted kitchen is equipped with integrated appliances including an oven, gas hob, dishwasher & space for a fridge/freezer.

Off the kitchen is a large hallway/boot room which provides additional storage & gives access to a separate utility room, ground floor WC, a further reception room which would work great as a home office or games room & a double garage.

Upstairs the first floor compromises of 5 generously sized bedrooms. The master includes an en-suite, while the second bedroom benefits from access to a balcony with views over the rear garden & cricket grounds. A three-piece family bathroom serves the remaining bedrooms.

Solihull Council Tax - Band F

## OUTSIDE & LOCATION

Shirley's shops, supermarkets, cafés and local amenities are all close by, along with good road links into Solihull, Birmingham and the wider Midlands. The area is popular for its balance of suburban feel and accessibility, with nearby parks, well-regarded schools and regular transport connections.

The beautifully maintained rear garden is a highlight of the property, featuring a large grey Indian sandstone patio seating area, a lawn bordered by mature planting, and a shed for additional storage at the rear.





## MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 83%

Vodafone - 76%

3 - 86%

O2 - 75%

Broadband Availability -

Openreach, CityFibre, Virgin Media

Broadband Type

Standard 15 Mbps (Highest available download speed) 1

Mbps (Highest available upload speed)

Superfast 79 Mbps (Highest available download speed) 20

Mbps (Highest available upload speed)

Ultrafast 1800 Mbps (Highest available download speed)

1000 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.

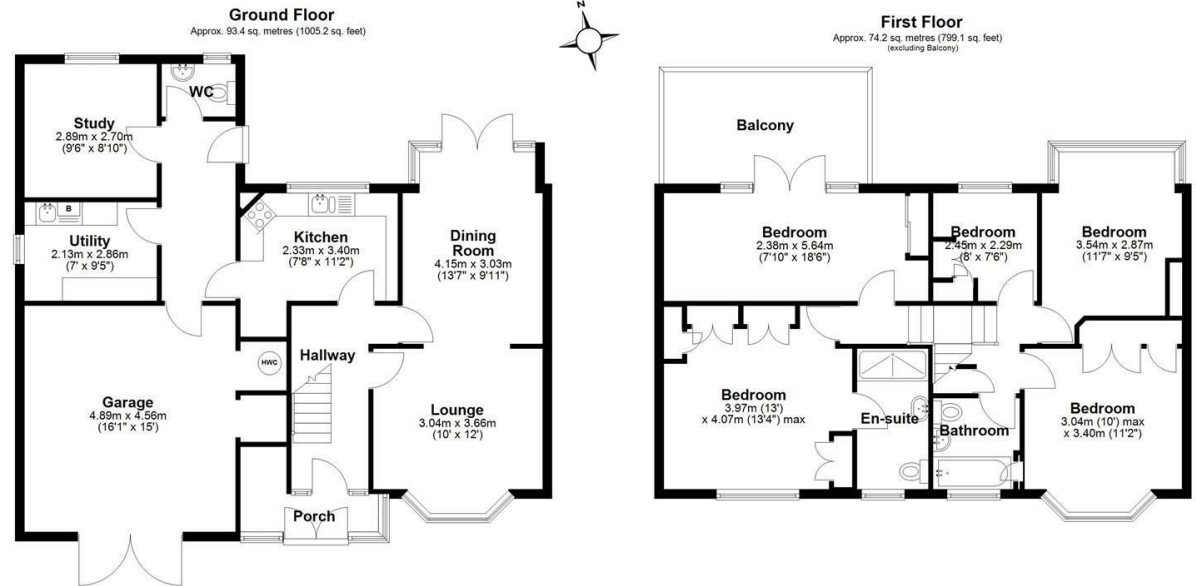
**Mortgage Services:** If you would like advice on the best mortgages available, please contact us on 0121 775 0101.



**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

- Well-Presented 5-Bedroom House
- Through Lounge/Diner
- Guest WC
- Four Double Bedrooms & Good Sized Single
- Principle Bedroom With En Suite Shower Room
- Second Bedroom With Balcony
- Beautiful Rear Garden With Stunning Views
- Holding Deposit - £576.00
- Security Deposit - £2884.61
- Available NOW On An Unfurnished Basis



Total area: approx. 167.6 sq. metres (1804.3 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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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			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	