



DM&Co.
— PREMIUM —

**261 RUMBUSH LANE
EARLSWOOD
B94 5LX**

OPEN HOUSE - Sat 20th June - 2pm - 4pm (by appointment only)

Set behind electric gates with an in and out driveway, double garage and parking for around ten cars, this beautifully presented five bedroom home offers a real sense of arrival.

Inside, the hand painted kitchen flows into a striking L shaped living and dining space, opening out to a superb garden with a heated pool, porcelain patio, bar area and garden room, creating an exceptional lifestyle setting.

PREMIUM

261 RUMBUSH LANE

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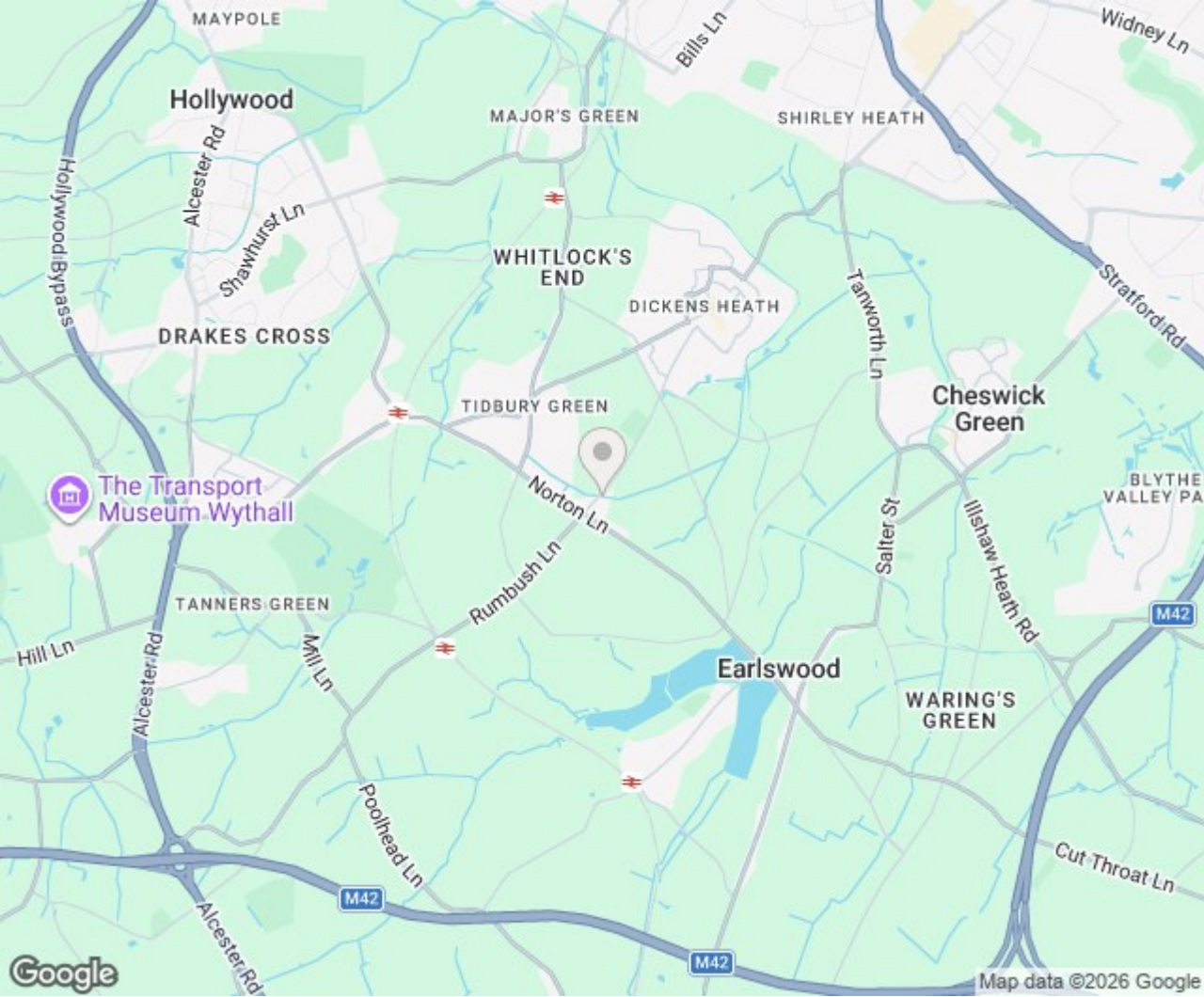


261 RUMBUSH LANE

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LOCATION

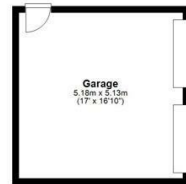
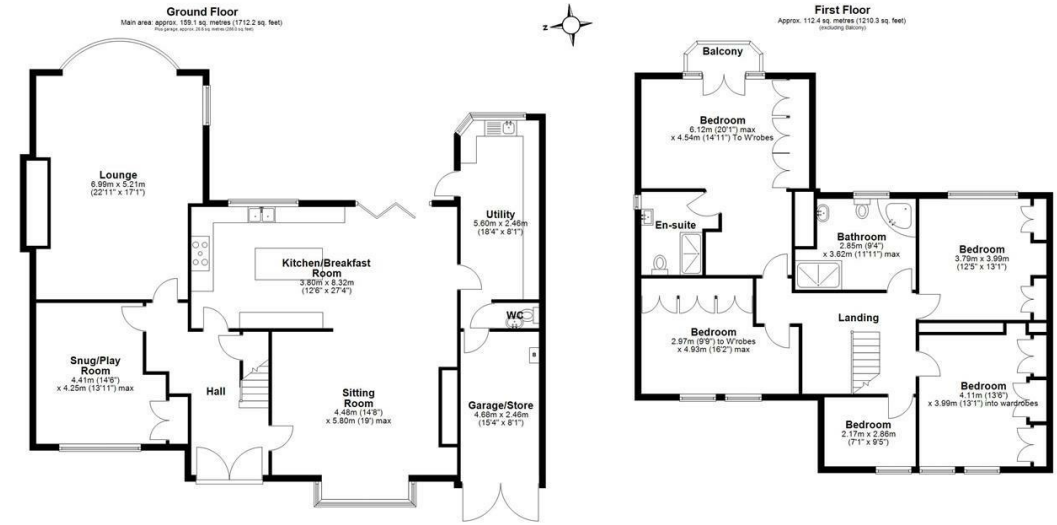
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FEATURES

- Immaculate Five Bedroom Detached Home
- Exceptional Presentation Throughout
- Electric In/Out Gated Driveway
- Parking For Ten Cars
- Separate Double Garage
- Hand Painted Kitchen
- Fabulous Open Plan Living Space
- Heated Swimming Pool
- Large Landscaped Rear Garden

SIZE

Total - 2922.00 sq ft



Main area: Approx. 271.5 sq. metres (2922.5 sq. feet)
Plus garage, approx. 26.6 sq. metres (286.0 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/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 Planity.

VIEWING

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

📞 01564 777314

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

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 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		
England & Wales	EU Directive 2002/91/EC	