



DM&Co.
— SALES & LETTINGS —

Princes Gate 2-6 Homer
Road
B91 3QQ

Ground Floor Two Bedroom Apartment,
Walking Distance of Solihull Town Centre &
Train Station, Offered Unfurnished & Available
Now!



DETAILS

This modern, spacious and luxurious ground floor apartment is offered unfurnished and is available now. Beautifully presented throughout, the property benefits from one allocated permit parking space.

The apartment opens into a welcoming entrance hallway, which leads through to a generous open plan lounge, kitchen and dining room. This bright and stylish living space is ideal for both relaxing and entertaining. The contemporary kitchen is fitted with integrated white goods, including a washer/dryer, fridge freezer and dishwasher.

There are two well-proportioned double bedrooms, both of which benefit from built-in wardrobes, providing excellent storage. The property is further complemented by a principal bathroom finished to a high standard.

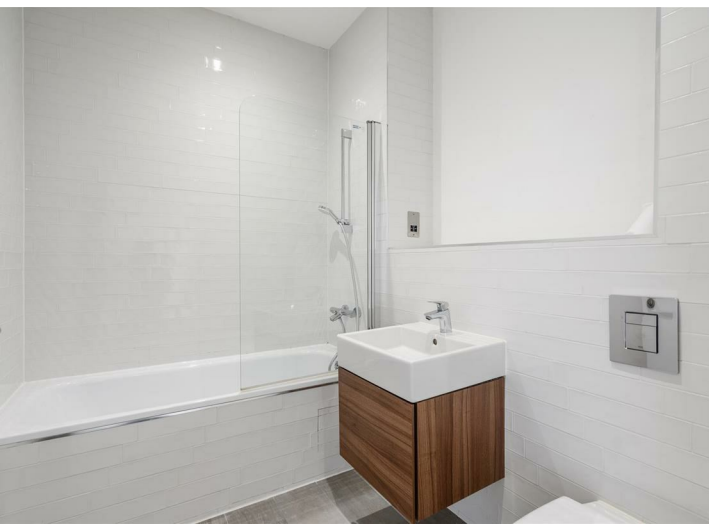
Outside, residents can enjoy the attractive communal gardens, offering a pleasant seating area, as well as the convenience of an allocated permit parking space.

Solihull Council - Tax Band C



OUTSIDE & LOCATION

Ideally located in Solihull, the apartment is within walking distance of Solihull town centre and the train station, making it perfect for those wanting easy access to a wide range of shops, restaurants and everyday amenities. The property is also well placed for convenient transport links to Birmingham and beyond.



MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 82%

Vodafone - 78%

3 - 84%

O2 - 80%

Broadband Availability -

Openreach & Virgin Media

Broadband Type

Standard 18 Mbps (Highest available download speed)

1 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

- Modern, Spacious And Luxurious Ground Floor Apartment
- Generous Open Plan Lounge, Kitchen And Dining Room
- Contemporary Kitchen With Integrated White Goods
- Washer/Dryer, Fridge Freezer And Dishwasher Included
- Two Double Bedrooms With Built-In Wardrobes
- Principal Bathroom Finished To A High Standard
- Attractive Communal Gardens And One Allocated Permit Parking Space
- Holding Deposit - £288.00
- Security Deposit - £1442.30
- Offered Unfurnished And 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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Floor Plan

Approx. 61.8 sq. metres (665.4 sq. feet)



Total area: approx. 61.8 sq. metres (665.4 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.

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			
		75	75
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	