



DM&Co.
— SALES & LETTINGS —

8 Smirrells Road
B28 0LB

This Beautifully Presented 3-Bedroom Detached House Has Been Fully Renovated Throughout & Is Within Walking Distance To Yardley Wood Train Station. Available For Immediate Occupancy On An Unfurnished Basis.



DETAILS

Your Text Here



OUTSIDE & LOCATION

Your Text Here



MATERIAL INFORMATION

Your Text Here

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.

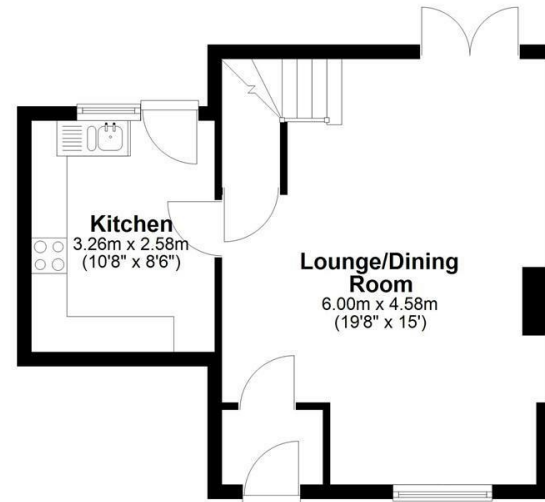
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

FEATURES

- Fully Renovated 3-Bedroom Detached House
- Spacious Living Area
- Brand New Kitchen With Space For White Goods
- Two Double Bedrooms & One Single Bedroom
- Modern Family Bathroom
- Driveway Parking For 3 Cars
- Easily Maintainable Garden
- Holding Deposit - £300.00
- Security Deposit - £1500.00
- Available NOW On An Unfurnished Basis

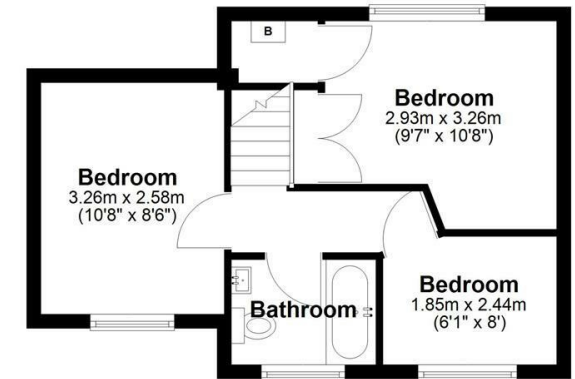
Ground Floor

Approx. 36.0 sq. metres (387.6 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.4 sq. feet)



Total area: approx. 66.8 sq. metres (719.0 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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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			
		64	74
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	