



DM&Co.
— SALES & LETTINGS —

36 Shelsley Way
B91 3UZ

LET OFF MARKET! SIMILAR PROPERTIES REQUIRED
This Well-Presented 3-Bedroom Detached House Is
Located Within Walking Distance Of Tudor Grange
Academy, Brueton Park & Solihull Town Centre. Available
For Immediate Move In On An Unfurnished Basis.



DETAILS

This lovely 3-bedroom detached family home is available NOW on an unfurnished basis.

Entering into the property, you are welcomed by a small hallway which has access to a guest WC.

Just off the hallway, you enter into a spacious through lounge diner, which leads seamlessly through into a galley kitchen.

Just off the galley kitchen, there is a separate utility room & integral access to the garage.

Upstairs, there are two double bedrooms, a good sized single bedroom & a shower room.

Solihull Council Tax - Band D



OUTSIDE & LOCATION

This property is well located near to sought after schools, Solihull Town Centre & Breuton Park.

To the front of the property, you have driveway parking for 2 cars & a single garage.

The rear garden is private & beautifully landscaped with a decked area, perfect for enjoying during the summer months.



MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 85%

Vodafone - 80%

3 - 85%

O2 - 81%

Broadband Availability -

Openreach, CityFibre, Virgin Media

Broadband Type

Standard 2 Mbps (Highest available download speed) 0.3

Mbps (Highest available upload speed)

Superfast 77 Mbps (Highest available download speed) 20

Mbps (Highest available upload speed)

Ultrafast 5500 Mbps (Highest available download speed)

5500 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 Located 3-Bedroom Detached Home
- Spacious Lounge/Diner
- Galley Kitchen With White Goods
- Two Double Bedrooms & Good Sized Single
- Maintained Shower Room
- Driveway Parking For 2 Cars
- Beautifully Landscaped Rear Garden
- Holding Deposit - £415.00
- Security Deposit - £2076.92
- Available NOW On An Unfurnished Basis

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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