



- Offered with No Chain
- Well Presented Family Home
- Fitted Kitchen
- Tudor Grange Catchment

### 31 Mollington Crescent, Shirley, Solihull, B90 3RQ

Offered with NO CHAIN this well presented 3 Bedroom Family Home provides great access to Shirley Town as well as offering strong local schooling, Excellent Rail Links, Solihull Shopping Centre and the Midlands Motorway Network. We would strongly recommend early viewing to avoid disappointment and fully appreciate the accommodation on offer which includes; Entrance Hallway, Sitting Room, Dining Area, Conservatory, Fitted Kitchen, 3 Family Bedrooms, Modern Bathroom, Mature Landscaped Gardens, Garage with Additional Driveway Parking. EPC Rating C





## Property Description

### DETAILS

This property must be viewed to appreciate the presentation and accommodation on offer. Briefly affording entrance hallway, sitting room, dining area, conservatory, fitted kitchen, 3 family bedrooms, modern bathroom.

Potential to extend into the garage to further enhance the living accommodation (STPP)

### OUTSIDE

There are mature established gardens, plus garage with additional driveway parking.







## GENERAL INFORMATION

**Tenure:** We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

**Services:** All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

**Local Authority:** Solihull Metropolitan Borough Council.

## OTHER SERVICES

DM & Co are pleased to offer the following services:-

**Residential Lettings:** If you are considering renting a property or 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.

## VIEWINGS

At short notice with DM & Co. Homes on 0121 775 0101 or by email [sales@dmandcohomes.co.uk](mailto:sales@dmandcohomes.co.uk)

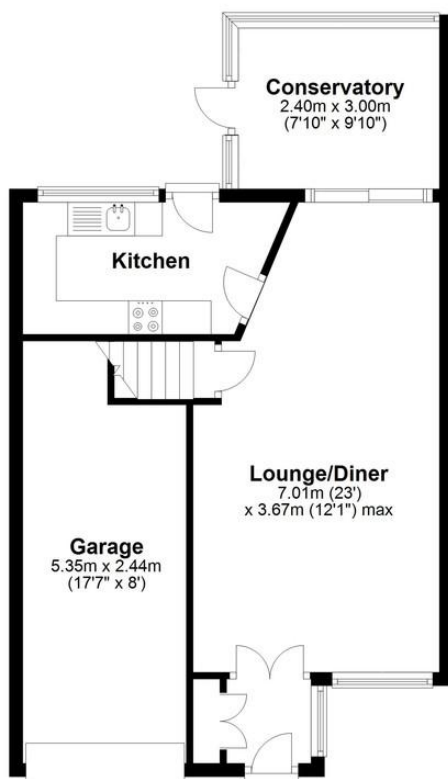
## WANT TO SELL YOUR PROPERTY?

Call DM & Co. Homes on 0121 775 0101 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.

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

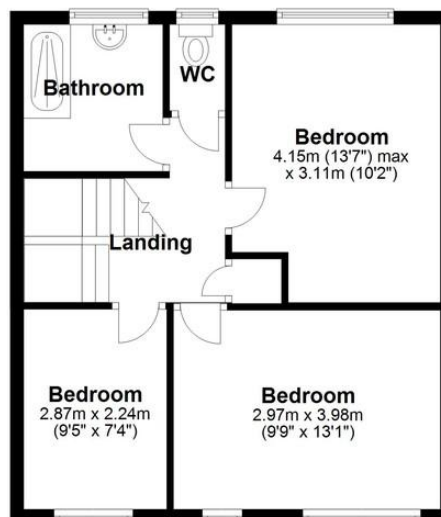
## Ground Floor

Approx. 55.8 sq. metres (600.7 sq. feet)



## First Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



Total area: approx. 101.0 sq. metres (1086.6 sq. feet)

Please note this plan is for illustration purposes only. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

