



smarthomes

**Melton Avenue**

Solihull

- A Very Well Presented Semi Detached Family Home
- Three Bedrooms
- Spacious Through Lounge /Diner
- Re-Fitted Kitchen

**£350,000**

Current EPC Rating 74 (C)  
Current Council Tax Band D





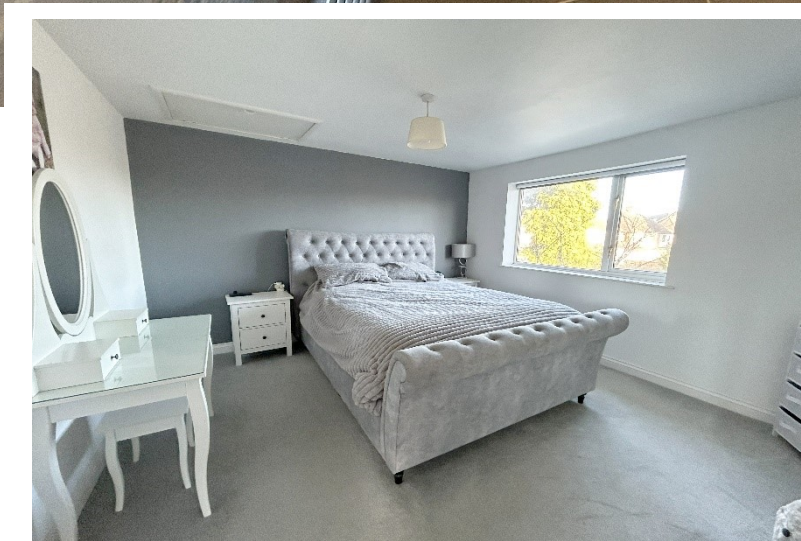


## Property Description

A very well presented semi-detached family home offering accommodation comprising a spacious through lounge /diner, re-fitted kitchen, conservatory, three bedrooms, re-fitted family bathroom, rear garden, side garage, driveway parking and offering potential to extend (STPP)

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.





## Rooms & Measurements

Spacious Through Lounge Diner - 3.05m x 8.18m (10'0" x 26'10" (into bay)

Re-Fitted Kitchen to Rear - 3.56m x 2.29m (11'8" x 7'6")

Conservatory/Home Office - 2.59m x 3.48m (8'6" x 11'5")

Original Garage - 2.21m x 2.39m (7'3" x 7'10")

Master Bedroom to Rear - 3.58m x 3.61m (11'9" x 11'10")

Bedroom Two to Front - 4.34m x 3.61m (14'3" (into bay) x 11'10")

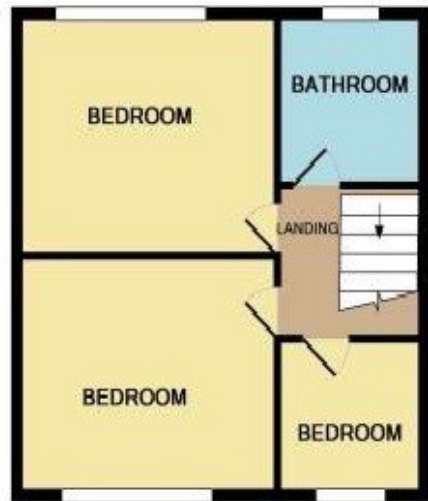
Bedroom Three to Front - 2.26m x 1.83m (7'5" x 6'0")

Superb Re-Fitted Bathroom

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band -D





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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.