



Melton Avenue, Solihull

Guide Price £325,000





## PROPERTY OVERVIEW

Nestled within a sought-after location, this three-bedroom semi-detached property presents itself as a hidden gem of surprising spaciousness. Upon entering the home, one is immediately greeted by a welcoming ambience that pervades throughout the dwelling.

The heart of the property lies within its large dual-aspect living room, a versatile space that enjoys an abundance of natural light. French doors open seamlessly onto a delightful patio seating area, offering a seamless indoor-outdoor living experience. Adjacent is the fitted breakfast kitchen, featuring ample work surfaces and room for a dining table. Complementing the kitchen is a practical utility room and a convenient downstairs shower room. Additional storage space is provided by a side store, ensuring that clutter is kept at bay.



Ascending the stairs to the first floor, one encounters three well-appointed bedrooms, each offering a welcoming retreat at the end of the day. The large principal bedroom boasts fitted wardrobes, providing ample storage solutions for the discerning homeowner. Served by a family bathroom, all bedrooms within the residence offer comfort and privacy.



The exterior of the property is equally impressive, with a well-maintained rear garden that beckons one to unwind in its serene surroundings. The garden features a large patio, a lush lawn section, and a blocked-paved area that can serve as additional parking space or accommodate a caravan. To the front of the property, a driveway provides parking for multiple vehicles, ensuring convenience for residents and guests alike.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold





- Three Bedroom Semi-Detached Property
- Abundance Of Natural Light Throughout
- Dual Aspect Living Room
- Breakfast Kitchen
- Practical Utility Room & Downstairs Shower Room
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- Well Maintained Rear Garden
- Parking Space For Caravan

**ENTRANCE HALLWAY**

**LIVING ROOM**

18' 10" x 9' 11" (5.75m x 3.02m)

**BREAKFAST KITCHEN**

14' 4" x 11' 1" (4.36m x 3.39m)

**UTILITY ROOM**

9' 7" x 7' 10" (2.92m x 2.40m)

**SHOWER ROOM**

9' 6" x 3' 7" (2.90m x 1.09m)

**SIDE STORE**

16' 7" x 4' 4" (5.05m x 1.32m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

14' 6" x 8' 6" (4.41m x 2.59m)

**BEDROOM TWO**

11' 5" x 9' 11" (3.49m x 3.01m)

**BEDROOM THREE**

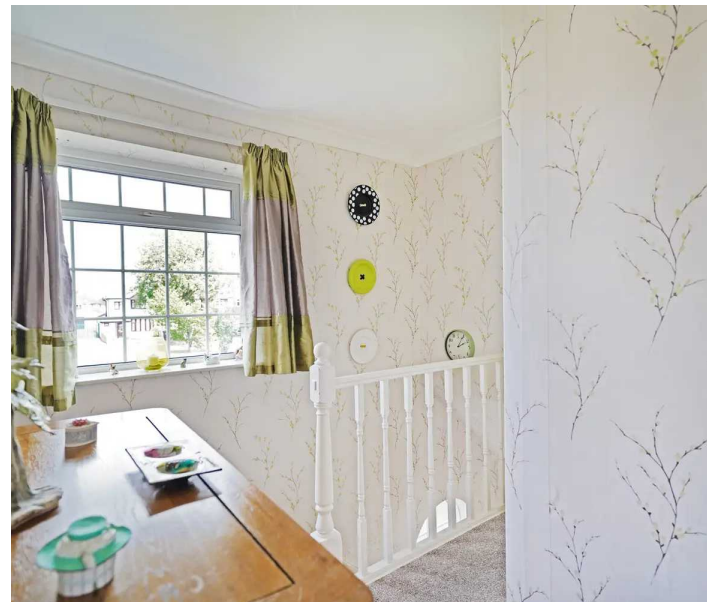
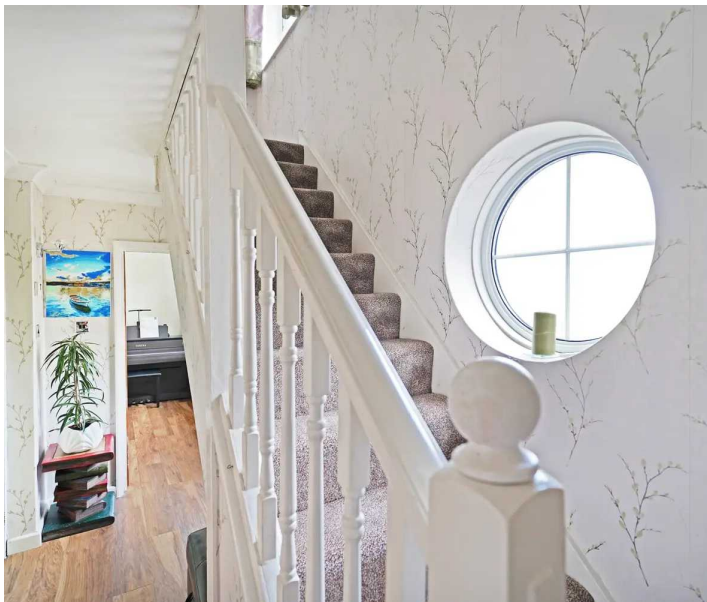
9' 11" x 7' 1" (3.02m x 2.16m)

**BATHROOM**

8' 0" x 5' 8" (2.44m x 1.72m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 100.0 sq.m. = 1076 sq.ft. approx.





## **OUTSIDE THE PROPERTY**

### **WELL MAINTAINED REAR GARDEN**

### **ITEMS INCLUDED IN SALE**

Neff integrated oven, integrated hob, extractor, dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in one bedroom, all light fittings and a garden shed.

### **ADDITIONAL INFORMATION**

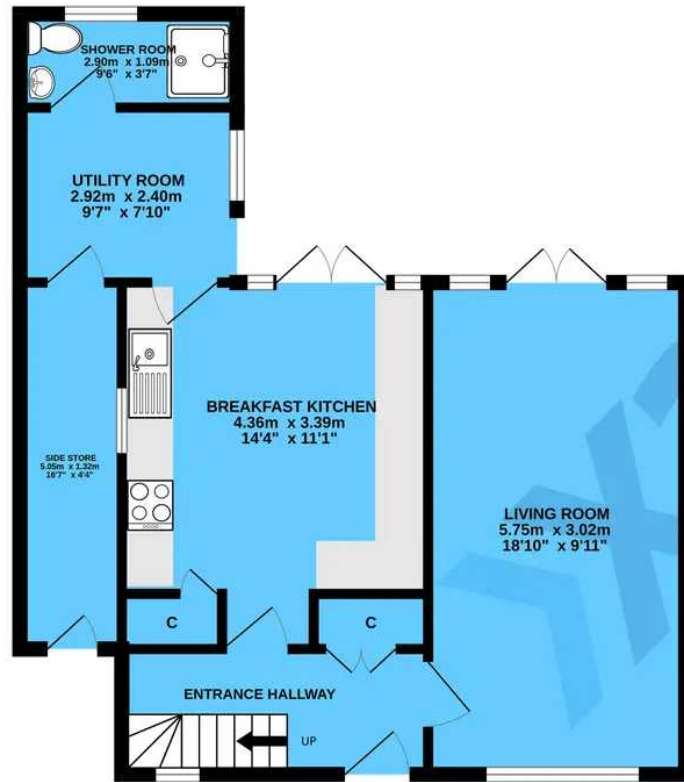
Services - mains gas, electricity and mains sewers.  
Broadband - Virgin. Loft space - with ladder and lighting.

### **MONEY LAUNDERING REGULATIONS**

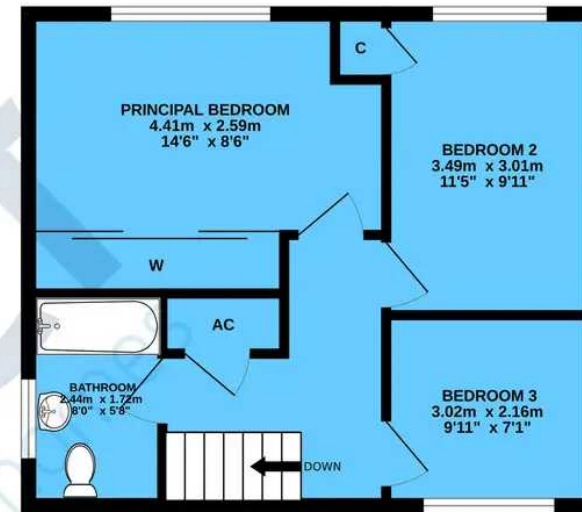
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 100.0 sq.m. (1076 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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